



Northampton TOWN COUNCIL

PLANNING COMMITTEE – 24TH JUNE 2024 -18:00

To: Members of the Planning Committee:

Councillors Connolly (Chair), Haque (Vice Chair), Brown, Birch, Choudary, Fuchshuber, Ismail, Joyce, Lane, McNicholas, 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 24th June 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
18th June 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 29th MAY 2024**

Pages 3 – 12

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

Pages 14 – 15

THIS PAGE IS INTENTIONALLY LEFT BLANK

PLANNING COMMITTEE – 29TH MAY 2024

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 29TH MAY 2024 AT 6PM IN THE TOWN COUNCIL'S COMMITTEE ROOM LOCATED IN THE GUILDHALL, NORTHAMPTON

PRESENT: Councillors Haque (Vice Chair), Birch, Fuchshuber, Lane, and Purser

OFFICERS PRESENT: Miss F Barford (Democratic Services Officer)

1. APOLOGIES FOR ABSENCE

Apologies were submitted by Councillors Connolly (Chair) and Meredith.

2. DECLARATIONS OF INTEREST

Councillor Lane declared a non-pecuniary interest in application number 2024/0136/FULL as he knew the applicant.

DSO Note: This application was not called-in or discussed.

3. TO AUTHORISE THE CHAIR TO SIGN THE MINUTES OF THE LAST MEETING HELD ON 29TH MAY 2024

RESOLVED: The Chair was authorised to sign the minutes of the previous meeting held on 29th May 2024 as a true and accurate record of the proceedings.

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	Comments
1. 2024/2118/FULL	60 Booth Lane South Northampton NN3 3EP Erection of wrap around rear extension with flat roof	The Planning committee made no comment on this application.
2. 2024/2044/FULL	33 Oleander Crescent, Northampton, NN3 8QP Change of use of single garage to a podiatry clinic including small single storey rear extension.	The Planning committee made no comment on this application.
3. 2024/2151/FULL	27 Denmark Road Northampton NN1 5QR Proposed single storey infill extension to rear and change of use from dwelling (Use Class C3) to 5 person House in Multiple Occupancy (Use Class C4)	The Planning committee made no comment on this application.
4. 2024/2156/PA	Sol House 29 St Katherines Street Northampton NN1 2QZ	The Planning Committee welcomed the installation of bike storage. However, they raised concerns on

	Prior approval for the change of use of Class E space to form 51 apartments (Use Class C3)	where and how waste from the apartments would be stored
5. 2024/2144/FULL	329A Billing Road East Northampton NN3 3LL Single storey rear extension and front porch canopy. Rendering of elevations with fenestration changes and insertion of roof windows. Car port and changes in front of the building to create additional car parking space and access.	The Planning committee made no comment on this application.
6. 2024/2141/FULL	24 Danefield Road, Northampton, NN3 2LT External wall insulation with render finish to all elevations.	The Planning committee made no comment on this application.
7. 2024/2130/FULL	11 Faramir Place Northampton NN3 8SF External wall insulation with a render finish to front, side and rear elevations	The Planning committee made no comment on this application.
8. 2024/2147/FULL	Street Record Candace Court Northampton NN5 7LX Replacement of the existing windows to white PVCu double glazed units	The Planning committee made no comment on this application.
9. 2024/2076/FULL	23 East Priors Court Northampton NN3 8LB Change of use from a dwelling house [Class C3] to a children's home [Class C2] for up to three children	The Planning committee made no comment on this application.
10. 2024/2026/FULL	78 Derby Road Northampton NN1 4JS Single storey rear extension to HMO 5 Bedroom 5 person HMO to form a 6 Bedroom 6 person HMO.	The Planning Committee recommended this application be REFUSED . The Planning Committee object this proposed development due to the insufficient facilities such as the size of the kitchen for a six-person HMO. In addition to the high-density of pre-existing HMOs in the area.
11. 2024/2053/FULL	96 Coppice Drive Northampton NN3 6NF Single storey rear extension and attic conversion including dormers front and rear.	The Planning committee made no comment on this application.
12. 2024/2152/S73	Lock up garages Glebeland Road Northampton NN5 7HA Variation of Condition 2 [approved plans] to application N/2021/0127 [Demolition of 1no domestic lock up garage and construction of 2no new build residential units with associated parking]. Amendment to window shape and position to side elevation.	The Planning committee made no comment on this application.
13. 2024/1652/FULL	20 Longueville Court Northampton NN3 8HJ	The Planning committee made no comment on this application.

	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	
14. 2024/1557/ADV	Advertising at Riverside Retail Park, Northampton, NN3 9HU Replacement signage around Riverside Retail Park	The Planning committee made no comment on this application.
15. WNN/2023/0716 WNN/2023/0705	Spring Hill House Cliftonville Northampton NN1 5BE Change of Use from Former Mental Health Residential Facility (Use Class C2) to 30no Residential Units (Use Class C3), including part demolition and conversion	The Planning committee made no comment on this application.
16. 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.	The Planning committee made no comment on this application.
17. 2024/2240/PA	287 Wellingborough Road Northampton NN1 4EW Determination as to whether prior approval is required under Class MA of Part 3 of the above Order for the change of use Commercial, Business and Service (Use Class E) to a dwelling (first floor to Flat) (Use Class C3) with associated building operations.	The Planning committee made no comment on this application.
18. 2024/2206/TPO	The Gables Priory Close Northampton NN3 3LQ 1 Mature Beech Tree - Crown reduce (width only) by up to 2.5m, remove dead wood	The Planning committee made no comment on this application.
19. 2024/2026/FULL	78 Derby Road Northampton NN1 4JS Single storey rear extension to HMO 5 Bedroom 5 person HMO to form a 6 Bedroom 6 person HMO.	The Planning committee made no comment on this application.
20. 2024/0612/FULL	45 Greenview Drive, Northampton, NN2 7LB Demolition of existing dwelling (and garage) and erection of replacement dwelling	The Planning committee made no comment on this application.
21. 2024/2265/FULL	23 St Georges Avenue Northampton NN2 6JA	The Planning committee made no comment on this application.

	Demolition of existing single storey at the rear of the property, new single storey rear extension. Replacement of existing windows.	
22. 2024/1474/FULL	16 Bush Hill Northampton NN3 2PE Proposed Change of Use from dwelling (Use Class C3) to House in Multiple Occupation for 6 No persons (C4) to include removal of garage door and infilling opening with new window to front	The Planning committee made no comment on this application.
23. 2024/2211/FULL 2024/2212/LBC	9 Dallington Court Dallington Park Road Northampton NN5 7AA Installation of an electric vehicle (EV) charging point on the front wall in proximity to existing electric meter box	The Planning committee made no comment on this application.
24. 2024/2321/FULL	88 Crestline Court Northampton NN3 8XZ Change of use from dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 7 occupants	It was recommended this application be REFUSED . The Committee cited the plans were very poor and lacked detail on the toilet facilities therefore, it was recommended this application be refused on the grounds of insufficient facilities.
25. 2024/2276/FULL	35 St Matthews Parade Northampton NN2 7HE Single storey extension to garage & part conversion to habitable space.	
26. 2024/2289/PNHPD	13 Windrush Way Northampton NN5 7NA 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 3.30m and height at the eaves 2.85m	The Planning committee made no comment on this application.
27. 2024/0136/FULL	17 Spinney Hill Road Northampton NN3 6DH Conversion of existing integral garage to study	The Planning committee made no comment on this application.
28. 2024/2319/ADV	Strada Real Estate 34 36 St Giles Street Northampton NN1 1JW Replacement fascia signage to front and side elevation	The Planning committee made no comment on this application.
29. 2024/2354/S73	9 Church Way Northampton NN3 3BT Variation of Condition 2 (drawings) of WNN/2023/0206 (Removal of existing single storey rear projection, installation of new roof which includes raising the ridge height, construction of new two storey rear extension, porch extension, change of	The Planning committee made no comment on this application.

	materials and outbuilding) to amend the outbuilding from a gym to an annexe, including material change	
30. 2024/2237/FULL	<p>102 Ashburnham Road, Northampton, NN1 4RB</p> <p>Proposed change of use from dwelling (C3) to 6No person House in Multiple Occupancy (C4) to include new window opening to side (West) elevation</p>	<p>It was recommended this application be REFUSED.</p> <p>Our primary concerns relate to the significant highway issues and the exacerbation of existing parking problems in the area. Despite being considered a sustainable location, the reality is that 56% of people in Northampton rely on private vehicles as their main mode of transport. The introduction of an HMO in this location would likely increase the number of vehicles requiring parking, thereby intensifying the already strained parking availability on Ashburnham Road and surrounding streets.</p> <p>Increased on-street parking can obstruct sightlines for drivers and pedestrians, raising safety concerns. The higher volume of vehicles associated with an HMO could lead to increased traffic congestion and potential hazards for all road users.</p> <p>Ashburnham Road is primarily a family-oriented street. The introduction of an HMO would contribute to the loss of its family-friendly character, potentially leading to a transient population that may not have the same long-term commitment to the community as single-family households. This shift could adversely affect the social fabric and cohesion of the area.</p>
31. 2024/2251/FULL	<p>336 London Road A508, Northampton, NN4 8BD</p> <p>Hip to gable roof change, Dormer to rear and single storey flat roof extension to rear</p>	<p>The Planning committee made no comment on this application.</p>
32. 2024/2161/FULL	<p>Units 4 The Boulevard Octagon Way Northampton NN3 8JP</p> <p>Change of use of vacant retail unit (E use class) into restaurant and take away (sui generis) including installation of extraction</p>	<p>The Planning committee made no comment on this application.</p>

	flue system to the rear and new fascia signs	
33. 2024/2371/FULL	28 Bostock Avenue Northampton NN1 4LW Change of use of a dwellinghouse (Use Class C3) to a large HMO (Use Class C4)	It was recommended this application be REFUSED . The Planning Committee recommended refusal as the increase in tenants will exacerbate the existing parking shortage, further straining local infrastructure. In addition, the proposed kitchen size is insufficient for the number of tenants, raising concerns about the practicality and quality of living conditions. Furthermore, the kitchen's location in the cellar is problematic. We urge a fire safety report from Northants Fire and Rescue to assess risks and compliance with safety regulations
34. 2024/2375/FULL	19 Derby Road Northampton NN1 4JP Change of use of existing house to large HMO with the provision of a rear dormer	The Planning committee made no comment on this application.
35. 2024/1702/FULL	111 Malcolm Drive Northampton NN5 5NJ Construction of a front dormer to the front elevation	The Planning committee made no comment on this application.
36. 2024/1021/FULL 2024/1022/LBC	2-6 College Street Northampton NN1 2QP Change of use from Class-E (storage use from former restaurant/retail businesses) to Class B8 (self-storage units).	The Planning committee made no comment on this application.
37. 2024/2389/ADV	1 Market Square Northampton NN1 2DN Display of 2no. new illuminated hanging signs and 4no. new non-illuminated fascia signs in Santander's new standard script font. All fascia signs illuminated by existing light troughs. Application of window film to sections of glazing on the side (west) elevation for improved customer privacy and security	The Planning committee made no comment on this application.
38. 2024/2066/MAF	Land between Glassthorpe Solar Farm and Northampton West Substation Installation of underground electrical connection and communication cables extending between the consented Glassthorpe Solar Farm and Northampton West Substation, with temporary construction compounds and associated infrastructure.	The Planning committee made no comment on this application.
39. 2024/1646/FULL	251 Abington Avenue Northampton NN3 2BU	The Planning committee made no comment on this application.

	Construction of pitch roof over existing flat roof to the rear. Construction of a new first floor external metal staircase to include a landing structure fixed to the rear wall at first floor level to serve a new opening on rear elevation . Construction of a new dormer roof window to west elevation of roof.	
40. 2024/2352/FULL	5 Rixon Close Northampton NN3 3PF Two storey front, side extension, two storey part single storey rear extension, first floor side extension and loft conversion.	The Planning committee made no comment on this application.
41. 2024/2479/FULL	Morrisons Superstore Kettering Road Northampton NN3 6AA Creation of an EV charging zone and erection of canopy, sub-station enclosure, LV panel, meter cabinet, combi unit and bay, four jet wash bays, plant room and associated works.	The Planning committee made no comment on this application.
42. 2024/2372/FULL	9A Abington Street Northampton NN1 2AN The change of use from a vacant Class E unit to an Adult Gaming Centre (AGC) (Sui Generis) (SG) use.	It was recommended this application be REFUSED . The Planning Committee commented the proposed development does not align with the Northampton Plan Part 2 on the following: Impact on Character and Vitality: Protecting Retail and Other Town Centre Uses: The introduction of an adult gaming centre in this location is inconsistent with the goal of maintaining the retail character and vitality of Abington Street. This street is a key retail area, and an adult gaming centre does not contribute positively to its retail function or appeal. Community Well-being: Supporting Healthy Communities: Adult gaming centres can have negative social impacts, including contributing to problem gambling and associated social issues. This use does not align with the policy's aim to support healthy, inclusive, and safe communities. Suitability of Location:

		<p>Promoting Sustainable Transport and Accessibility: While Abington Street is a central location with good transport links, the proposed use does not promote sustainable economic or social activity that benefits the broader community.</p> <p>Economic Impact:</p> <p>Promoting Economic Prosperity: The change of use to an adult gaming centre may deter other types of businesses from opening in the vicinity, potentially affecting the economic diversity and prosperity of the area. In addition, there is already a high volume of Adult Entertainment Centres within a mile radius, on Abington Street and the Market Square.</p> <p>Given these considerations, we recommend that the planning application for 9A Abington Street be refused. The proposed change of use is inconsistent with the policies outlined in the Northampton Local Plan Part 2 and does not support the long-term vision for a vibrant, healthy, and economically prosperous town centre.</p>
<p>43. 2024/2229/FULL</p>	<p>51 Harcourt Way, Northampton, NN4 8JR The proposal is for planning permission to grant the change of use a dwelling house (Use Class C3) to a residential children’s home (Use Class C2). The home will provide care and accommodation for up to three children.</p>	<p>The Planning committee made no comment on this application.</p>
<p>44. 2024/2509/FULL</p>	<p>British Telecom Spring Gardens Northampton NN1 1LZ The replacement of 2 antennas at 39.49m height on existing pole using proposed 2.5m long pole and the replacement of 1 antenna at 40.51m height on existing pole using proposed 2.5m long pole. The installation of 1 GPS node at 36.38m height on proposed support pole and installation and replacement of ancillary equipment and steelwork</p>	<p>The Planning committee made no comment on this application.</p>

45. 2024/2341/FULL	4 Abington Street Northampton NN1 2AJ Third floor extension with external staircase to create 2 apartments	The Planning committee made no comment on this application.
46. 2024/2439/FULL 2024/2652/LBC	Addison Villas 34 & 35 Billing Road Northampton NN1 5DQ Changes of use from commercial office/mixed use to 2x 8 bedroom HMOs with minor internal alterations	<p>The Planning Committee recommended this application be REFUSED.</p> <p>The Planning Committee commented the Addison Villas are historic buildings that contribute to the architectural heritage and character of Billing Road. The proposed change of use to HMOs is not compatible with the need to preserve and enhance the historic environment. The internal alterations required for HMO conversion may compromise the architectural integrity and historical value of the buildings.</p> <p>The proposed change could negatively impact adjacent commercial properties. The introduction of large HMOs in a predominantly commercial area may disrupt business operations, reduce the attractiveness of the location for businesses, and alter the commercial character of the area.</p> <p>The application lacks detailed plans for waste management. An increase in occupants will lead to a significant rise in waste production, necessitating robust waste disposal solutions to prevent environmental and health issues.</p> <p>Given these considerations, we recommend that the planning application for Addison Villas 34 & 36 Billing Road be refused.</p>
47. 2024/2620/FULL	115 Colwyn Road Northampton NN1 3PU Creation of two additional basement flats, extra windows to one basement flat and alterations to building lightwell (retrospective). New external entrance door to one new basement flat; access to highway moved and widened; new brick wall and 2m high railings to highway; brick bin store; 14 new parcel boxes, permeable	The Planning committee made no comment on this application.

	bitmap access and hardstanding; bike store.	
48. 2024/2026/FULL	78 Derby Road Northampton NN1 4JS Single storey rear extension to HMO 5 Bedroom 5 person HMO to form a 6 Bedroom 6 person HMO.	The Planning committee made no comment on this application.

MEETING CONCLUDED 6:50PM

THIS PAGE IS INTENTIONALLY LEFT BLANK

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
49. 2024/1268/FULL	40 Axe Head Road Northampton NN4 8TF New attached dwelling on land adjacent to 40 Axe Head Road
50. 2024/1950/OUT	25 Holyrood Road Northampton NN5 7AH Outline application with all matters reserved for erection of 2 dwellings
51. 2024/2491/FULL	50 Goodwood Avenue Northampton NN3 6EF Change of use from C3 to C2 (Children Centre)
52. 2024/2541/FULL	58 Perry Street, Northampton, NN1 4HW Refurbishment of current w.c. rear of property
53. 2024/2590/FULL	21 Wycliffe Road Northampton NN1 5JQ Single storey rear extension
54. 2024/2669/FULL	19 Somerset Street Northampton NN1 3LW Proposed basement extension
55. 2024/2697/FULL	14 Park Avenue South, Northampton, NN3 There Conversion of garden games room into granny annex.
56. 2024/2351/MAF	Siemens Transportation Unit 5 Heathfield Way Northampton Proposed erection of a multi-function train care building, realignment of existing tracks, internal access road and retaining wall, provision of new tracks, landscaping and associated works.
57. 2024/2480/FULL	76 Lower Hester Street Northampton NN2 6BL Change of use from dwellinghouse (Use Class C3) to HMO (Use Class C4) for a social housing provider
58. 2024/2749/FULL	14 Rowan Avenue, Northampton, NN3 6JF Demolition of existing garage, construction of new single storey rear extension
59. 2024/2727/FULL	19 Arnold Road, Northampton, NN2 6EY Planning application for a change of use from a C3 residential dwelling to a C2 Children's home (no modifications to the exterior or interior appearance of the property).
60. 2024/2622/FULL	66 Eden Close Northampton NN3 6NS Proposed single storey wrap around extension with front porch
61. 2024/2707/FULL	Garages To Rear Of Norman Road Northampton NN3 2SG Existing garages to be removed to build a new dwelling
62. 2024/2730/FULL	88 Whitworth Road Northampton NN1 4HJ Change of use from a single dwelling (Use Class C3) to six-bed House in Multiple Occupancy (Use Class C4)
63. 2024/2743/FULL	157 Lutterworth Road Northampton NN1 5JL Change of use of dwellinghouse (Use Class C3) to HMO (Use Class C4) with loft conversion
64. 2024/2778/ADV	Chiquito Walter Tull Way Northampton NN5 5QJ 2 no. Internally Illuminated Fascia Signs; 1 no. Internally Illuminated Round Barcia Sign); 1 no. Menu Board); 1 no. Projecting Sign).
65. 2024/2798/FULL	Chiquito Walter Tull Way Northampton NN5 5QJ Access Hatch: A lockable sliding hatch installed to the side elevation. External alterations. A powder coated aluminium framed glazed hatch, A vinyl mural

	to be installed to the glass on the front elevation, Steel fret cut screens: Decorative blackened steel fret cut screens to be fixed on spacers above shopfront windows, 2 no. Jumbrella's: To be fixed into existing recessed floor plates and Vinyl Manifestation:
66. 2024/2528/FULL	23 and 25 Harborough Road Northampton NN2 7AX Change of use of former public house (Use Class Sui Generis) to dentist practice (Use Class E) and 3 one-bedroom apartments on the first floor (Use Class C3) at no.25 Harborough Road and proposed emergency dental clinic at no.23 Harborough Road. External alterations and extensions to both properties, including a new entrance lobby to no.25 Harborough Road. New vehicular access onto Kingsthorpe Grove.
67. 2024/2715/FULL	58 Booth Meadow Court Northampton NN3 8AJ Change of use from single family dwelling (Use Class C3) to House of multiple occupation for 5 separate households (Use Class C4) (retrospective)
68. 2024/2792/FULL	80 Cottingham Drive Northampton NN3 7LG Garden store, garage conversion and other alterations/referbishment
69. 2024/2786/FULL	2 Lowick Court Northampton NN3 7TZ Single storey side & rear extension
70. 2024/2766/FULL	29 Dallington Road Northampton NN5 7BQ Proposed two storey rear with part single storey including alteration of front window and front single storey extension
71. 2024/2700/FULL	54-56 Tenter Road Northampton NN3 6AX Construction of a two-storey extension to existing industrial units
72. 2024/2872/FULL	Newlife Apartments Upper Cross Street Northampton NN1 2SS Existing facades, windows, curtain walling and external balcony doors with sidelights to be replaced for new
73. 2024/2491/FULL	50 Goodwood Avenue Northampton NN3 6EF Change of use from C3 to C2 (Children Centre)