



Northampton TOWN COUNCIL

PLANNING COMMITTEE – 22nd JULY 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 22nd July 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
16th July 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 24th JUNE 2024 - ATTACHED**

Pages 3 - 7
- 4. DEMOCRATIC SERVICES OFFICERS REPORT ON WEST NORTHAMPTONSHIRE COUNCIL'S PROPOSED TENANCY POLICY AND CONSULTATION**

Pages 9 – 10
- 5. PLANNING APPLICATIONS – TO CONSIDER PLANNING APPLICATIONS FOR THE PARISH OF NORTHAMPTON AS NOTIFIED BY WEST NORTHAMPTONSHIRE COUNCIL (THE PLANNING AUTHORITY)**

Pages 11 – 14

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PLANNING COMMITTEE - 24TH JUNE 2024

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 24TH JUNE 2024 AT 6PM IN THE TOWN COUNCIL'S COMMITTEE ROOM, LOCATED IN THE GUILDHALL, NORTHAMPTON

PRESENT: Councillors Birch, Choudary, Fuchshuber, Meredith and Purser

OFFICER PRESENT: S Carter (Town Clerk)

5. ELECTION OF A SUBSTITUTE CHAIR

As apologies were submitted by the Chair and the Vice Chair not in attendance a vote was held for a substitute chair.

RESOLVED: It was agreed that Councillor Birch chairs this Planning Committee meeting in the absence of the Chair and Vice Chair.

6. APOLOGIES FOR ABSENCE

Apologies were submitted by Councillors Connolly, Joyce, McNicholas and Ismail.

7. DECLARATIONS OF INTEREST

None were submitted.

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

RESOLVED: The Substitute 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.

9. 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
49. 2024/1268/FULL	40 Axe Head Road Northampton NN4 8TF New attached dwelling on land adjacent to 40 Axe Head Road	Northampton Town Council made no comment on this application.
50. 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.
51. 2024/2491/FULL	50 Goodwood Avenue Northampton NN3 6EF Change of use from C3 to C2 (Children Centre)	Northampton Town Council made no comment on this application.
52. 2024/2541/FULL	58 Perry Street, Northampton, NN1 4HW Refurbishment of current w.c. rear of property	Northampton Town Council made no comment on this application.

53. 2024/2590/FULL	21 Wycliffe Road Northampton NN1 5JQ Single storey rear extension	Northampton Town Council made no comment on this application.
54. 2024/2669/FULL	19 Somerset Street Northampton NN1 3LW Proposed basement extension	Northampton Town Council made no comment on this application.
55. 2024/2697/FULL	14 Park Avenue South, Northampton, NN3 There Conversion of garden games room into granny annex.	Northampton Town Council made no comment on this application.
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.	Northampton Town Council made no comment on this application.
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	<p>Northampton Town Council Planning Committee OBJECTED to the proposal to change 76 Lower Heston Street into an HMO.</p> <ul style="list-style-type: none"> • This area of Semilong is saturated with HMOs which has an effect on the neighbourhood. • It creates parking issues, in an area where it is already difficult to park, this additional HMO will further impact on this. • This proposal will lead to the loss of a family home which are lacking in Northampton. • There is no bin storage provision in the proposal and the issue of fly tipping is prominent in this area of Northampton, a quick look of this p[roperty on street view confirms this. • The plans for this proposal are of poor quality and are insufficient. • The facilities are poor, no en-suite facilities, a bathroom accessed through the kitchen, no communal area to eat meals. • This is poor quality and considered to be overdevelopment.

58. 2024/2749/FULL	14 Rowan Avenue, Northampton, NN3 6JF Demolition of existing garage, construction of new single storey rear extension	Northampton Town Council made no comment on this application.
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).	Northampton Town Council made no comment on this application.
60. 2024/2622/FULL	66 Eden Close Northampton NN3 6NS Proposed single storey wrap around extension with front porch	Northampton Town Council made no comment on this application.
61. 2024/2707/FULL	Garages To Rear Of Norman Road Northampton NN3 2SG Existing garages to be removed to build a new dwelling	Northampton Town Council made no comment on this application.
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)	Northampton Town Council Planning Committee OBJECTED to the proposal to change 88 Whitworth Road, Northampton into an HMO. <ul style="list-style-type: none"> • The planned bedroom in the basement is not good form a health and wellbeing perspective, nor for safety if there is a fire. • The bedrooms are small • It creates parking issues, in an area where it is already difficult to park, this additional HMO will further impact on this. • This proposal will lead to the loss of a family home which are lacking in Northampton. • The facilities are not what HMOs should have, there are no en-suite facilities, and one of the bathrooms is accessed through the kitchen • The planning committee consider this application to be overdevelopment.
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	The Northampton Town Council Planning Committee made the following comments: <ul style="list-style-type: none"> • The en suite and communal areas are welcomed and supported • There is concern over the lack of provision for a rubbish store

		in the plans and would ask that this is addressed.
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).	Northampton Town Council made no comment on this application.
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:	Northampton Town Council made no comment on this application.
66. 2024/2528/FULL	23 and 25 Harbourough 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 Harbourough Road and proposed emergency dental clinic at no.23 Harbourough Road. External alterations and extensions to both properties, including a new entrance lobby to no.25 Harbourough Road. New vehicular access onto Kingsthorpe Grove.	Northampton Town Council made no comment on this application.
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)	Northampton Town Council Planning Committee OBJECTED to the proposal to change 58 Booth Meadow Court into an HMO. <ul style="list-style-type: none"> • The proposal to house 5 households in this property is not suitable. It creates issues with safeguarding, overcrowding etc. • This proposal will lead to the loss of a family home which are lacking in Northampton.

		<ul style="list-style-type: none"> • The facilities for 5 households is poor, at minimum they should each have their own bathroom which this proposal does not. • This area has a number of complexes comprised of flats which would be more suitable for families • This proposal is considered to be overdevelopment.
68. 2024/2792/FULL	80 Cottingham Drive Northampton NN3 7LG Garden store, garage conversion and other alterations/referbishment	Northampton Town Council made no comment on this application.
69. 2024/2786/FULL	2 Lowick Court Northampton NN3 7TZ Single storey side & rear extension	Northampton Town Council made no comment on this application.
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	Northampton Town Council made no comment on this application.
71. 2024/2700/FULL	54-56 Tenter Road Northampton NN3 6AX Construction of a two-storey extension to existing industrial units	Northampton Town Council made no comment on this application.
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	Northampton Town Council made no comment on this application.
73. 2024/2491/FULL	50 Goodwood Avenue Northampton NN3 6EF Change of use from C3 to C2 (Children Centre)	Northampton Town Council made no comment on this application.

MEETING CONCLUDED: 6:43PM

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DEMOCRATIC SERVICES OFFICER'S REPORT WNC'S PROPOSED TENANCY POLICY AND CONSULTATION

PURPOSE: To inform the Planning Committee on WNC's proposed Tenancy Strategy and its consultation.

RECOMMENDATIONS:

- a) The Committee note this report;
- b) Determine if the Committee wish to complete the consultation and specify how they wish to formulate a response.

BACKGROUND

West Northamptonshire Council (WNC) has developed a draft Tenancy Strategy, Version 0.2, dated July 2024. This strategy outlines the expectations and guidelines for social housing providers in the area, aligning with the Council's broader objectives and statutory obligations. The strategy supports the delivery of WNC's Corporate Plan and various housing-related strategies, addressing the high demand for social housing and associated challenges within the region. A consultation on this strategy is currently underway, closing on 18th August 2024.

The Localism Act 2011 mandates that all local authorities develop a Tenancy Strategy, ensuring that social housing providers within the jurisdiction consider it when formulating their own tenancy policies. The strategy is designed to replace the legacy tenancy strategies of the former councils that now form West Northamptonshire. It aligns with WNC's vision to make the region a great place to live, work, and thrive, promoting strong communities and sustainable living.

The Tenancy Strategy is informed by various legal and regulatory frameworks, including:

- Housing and Regeneration Act 2008
- Housing Act 1980 and 1988
- Anti-Social Behaviour Act 2013
- Housing Act 1996
- Welfare Reform Act 2012
- Homelessness Act 2002
- Homelessness Reduction Act 2017
- Housing and Planning Act 2016
- Secure Tenancies (Victims of Domestic Abuse) Act 2018
- Domestic Abuse Act 2021
- Equality Act 2010
- Social Housing Regulations Act 2023

These regulations set out requirements for tenancy management, including the types of tenancies granted, the circumstances under which different tenancies are provided, the duration of tenancies, and procedures for managing tenancies towards their conclusion.

OVERVIEW OF THE POLICIES

The WNC Tenancy Strategy includes several key policies:

Tenancy Types:

- Introductory or Starter Tenancies: For new tenants, transitioning to secure tenancies after a successful introductory period.
- Secure or Assured Tenancies: Lifetime tenancies preferred to ensure stability.
- Demoted Tenancies: For anti-social behaviour, with fewer rights for tenants.
- Flexible or Fixed Term Tenancies: Used in exceptional circumstances, like protecting specific housing stock.
- Non-Secure Tenancies and Licenses: For temporary accommodation and specific government-funded programmes.

Special Provisions:

- Strong support for victims of domestic abuse, ensuring lifetime tenancies where applicable.
- Alignment with social housing standards for safety, quality, and accountability.

Rent Policies:

- Encourages social rent to tackle poverty, with affordable rents not exceeding Local Housing Allowance rates.

Succession and Tenancy Sustainment:

- Clear guidelines for managing tenancy succession and supporting tenants to prevent homelessness.

Local Lettings Plans and Review:

- Development of local lettings plans to create sustainable communities.
- Regular reviews to adapt to policy updates and best practices.

Equality Impact and Consultation:

- Commitment to equality impact assessments to ensure inclusivity.
- A six-week consultation period for feedback from registered providers and the public.

6. 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
74. 2024/2633/FULL	8 East Oval Northampton NN5 7NR Single storey rear extension.
75. 2024/2870/FULL	13 Windrush Way Northampton NN5 7NA Proposed two storey & single storey rear extension
76. 2024/2890/ADV	Dallington Fields Business Park Kingsfield Way Northampton NN5 7QD Four illuminated signs to each elevation and 1x digital billboard
77. 2024/0183/MAO	Land at Ross Road, Northampton Application for Outline Planning Permission with all matters reserved, for the development of Use Class B2 (General Industrial) or Use Class E(c) and E (g) (Commercial, Business and Service) with new site access.
78. 2024/2747/FULL	Unit A1 1 5 Fairground Way Northampton NN3 9HU Extension of retail unit, external alterations to facilitate subdivision, removal of existing garden centre and the widening of the goods permitted to be sold to include the sale of food and drink from unit A1(B).
79. 2024/2938/S73 2024/2939/LBC	3 Kingswell Street Northampton NN1 1PP Variation of condition 2 (approved drawings) of 2023/6951/FULL (Variation of condition 2 [two storey side extension] approved planning application WNN/2022/1031 & WNN/2022/1034 - to vary approved plans for internal alterations to existing building to suit extension and new arrangement) to incorporate some minor proposed changes to The Lowdown extension
80. 2024/2984/FULL	68 Meshaw Crescent Northampton NN3 3NF Proposed demolition of conservatory and erection of single storey extension to side of dwelling
81. 2024/2956/FULL	Cereform, Barn Way, Northampton, NN5 7UW Proposed single storey extensions: Staging area to front elevation (North East) incorporating a HGV docking station. Air lock to the side elevation (South East). Lobby extension to the flat roof office. Link extension linking the two buildings. External raw material tanks located between the two main buildings, and rear of the building (South west). New stand alone Plant Room with roof mounted plant. New sludge and Balance tank part of a new effluent pant located within the existing building. Colour change to the existing cladding, with replacement windows and doors. Internal office modifications and production internal alterations
82. 2024/2966/FULL	144 St James Park Road, Northampton, NN5 5EL Change of Use from Dwellinghouse (Use Class C3) to 4 Bedroom House in Multiple Occupation (Use Class C4) for 6 occupants
83. 2024/0734/FULL	37 St Michaels Road Northampton NN1 3JT

	Application for the increase of occupancy from a six person HiMO (Use Class C4) to a seven person HiMO (Sui Generis), with rear dormer roof extension
84. 2024/2878/FULL	52 Conyngham Road Northampton NN3 9TA Conversion of the part of the integral double garage into office space. The other part will remain as a garage space
85. 2024/3022/ADV	Allen Ford Northampton Marquee Drive Northampton NN3 9HU Remove existing Ford logo on the north-east elevation and the existing fascia wrapping around the north-west and north-east elevations. Install new 2x 'Omoda' internal illuminated lettering signs and new 2x 'Jaecoo' internally illuminated lettering signs onto two new internally illuminated fascias, joined together, and wrapping around the north-west and north-east fascia
86. 2024/2180/FULL	Northampton Academy Billing Brook Road Northampton NN3 8NH Construction of a single-storey external literacy zone/reading room building on land situated between two existing school teaching accommodation blocks
87. 2024/2989/FULL	31 Cottarville Northampton NN3 3ES single storey rear extension
88. 2024/3003/FULL	461 Wellingborough Road Northampton NN3 3HW Proposed rear single storey extension
89. 2024/3054/FULL	170 Coppice Drive Northampton NN3 6NG Proposed single storey extensions to rear & front and first floor extension to side of existing dwelling
90. 2024/3007/FULL	16 Lumbertubs Lane Northampton NN3 6AH Single storey side extension.
91. 2024/2774/FULL	34 Forfar Street Northampton NN5 5BJ Single storey rear extension to create dining area
92. 2024/2829/FULL	Sw Wreford And Sons Silvanus Park Edgar Mobbs Way Northampton NN5 5JT Proposed canopies for the loading and unloading of vehicles
93. 2024/2968/ADV	Unit 3A St James Retail Park Towcester Road Northampton NN1 1EE Internally illuminated LED display sign
94. 2024/3063/FULL	3 Mountclair Court Northampton NN3 3DG Proposed two storey rear and side extensions
95. 2024/3118/FULL	504 Wellingborough Road Northampton NN3 3HX Proposed single storey pool enclosure over existing outdoor swimming pool. Outdoor bar/kitchen and associated patios
96. 2024/3146/FULL	10 Agnes Road, Northampton, NN2 6EU Proposed Change of Use from dwelling (C3) to Children's Home (C2 Use) for up to 4No children aged 15-18 years old
97. 2024/3101/FULL	17 Moore Street Northampton NN2 7HU Change of use from dwelling (Use Class C3) to 5 person House in Multiple Occupancy (Use Class C4) together with single storey extension and dormer roof addition to rear
98. 2024/3119/FULL	The Cottage 3 Weston Mill Lane Northampton NN3 3HJ Proposed single storey front extension and first floor side extension
99. 2024/3047/FULL	Grosvenor Centre Union Street Northampton NN1 2EW Removal of the existing external glazed canopies facing onto Market Square and replacement of the existing access doors into the previous New Look store. Replacement of the existing external lighting to the façade and provision of new illuminated external signage to new H&M store
100. 2024/3091/FULL	165 The Headlands Northampton NN3 2NU Extension of existing garage

101.	2024/3106/FULL	113 St James Park Road, Northampton, NN5 5EU Change of use of 6 bed/6x occupants House in multiple occupation (Class C4) to 6 bedroom/7x occupants House in multiple Occupation (Sui Generis) & provision of bin storage & bicycle parking area.
102.	2024/3010/FULL	10 Camrose Road Northampton NN5 7DB Double storey rear extension
103.	2024/3086/FULL	9 Melrose Avenue Northampton NN5 5PB Demolition of existing single garage, creation of new double garage
104.	2024/3097/FULL	9 Tintern Avenue Northampton NN5 7BZ Single storey front extension
105.	2024/3099/FULL	106 Purser Road Northampton NN1 4PQ Change of use of property from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 occupants.
106.	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.
107.	2024/2237/FULL	102 Ashburnham Road Northampton NN1 4RB Change of use from dwelling (C3) to 6No person House in Multiple Occupancy (C4) to include new window opening to side (West) elevation
108.	2024/3162/FULL	4 Crediton Close Northampton NN3 3AJ Two storey side extension. Alterations to existing garage.
109.	2024/3151/LBC	County Hall George Row Northampton NN1 1DF Listed building consent for replacement roof coverings
110.	2024/3188/FULL	Ground Floor, 1 Drapery, Northampton Installation of extraction/plant equipment to the rear
111.	2024/3205/FULL	67 Fulford Drive, Northampton, NN2 7NU Proposed first floor extension and garage conversion
112.	WNN/2022/0301	Car Park College Street Northampton Northamptonshire Erection of purpose-built student accommodation, with landscaping and associated works
113.	2024/3295/FULL	5 Filleigh Way Northampton NN3 3LZ Proposed demolition of the existing single garage and replacement with a single-storey extension comprising of a garden room, enlarged utility room and garden store
114.	2024/3311/PNHPD	76 Raeburn Road Northampton NN2 7EP Prior notification for a proposed single storey rear extension which will extend 6m beyond the dwelling, with a maximum height of 3m and the height of the eaves as 2.89m
115.	2024/3322/FULL	106 St James Road Northampton NN5 5LF Change of use of first floor from office to 1 bedroom flat (Use Class C3). Ground floor to remain as Offices (Use Class E).
116.	2024/3325/FULL	St Lawrence Court, 96 Cyril Street, Northampton, NN1 5EJ The erection of an electric slide opening gates with accompanying adjacent pedestrian gate, across front of parking court.
117.	2024/3236/FULL 2024/3369/LBC	Bosworth Independent College Nazareth House, Barrack Road, Northampton, NN2 6AF Erection of boundary wall
118.	2024/3156/FULL	56 High Street Weston Favell Northampton NN3 3JW Demolish existing single storey extension and brick store and construct new single storey side and rear extension
119.	2024/3263/S73	292 Birchfield Road East Northampton NN3 2SY

	Variation of condition 3 (approved plans) of 2024/0506/FULL (Removal of existing rear WC; Construction of single storey rear extension) to lengthen the extension away from the house and addition of new lobby
120. 2024/2981/FULL	6 8 North Portway Close Northampton NN3 8RQ Part demolition of existing buildings
121. 2024/3180/FULL	33 Bridgewater Drive Northampton NN3 3AF Two storey rear extension, single storey first floor front, side and rear extensions including front porch, loft conversion with rear dormer and roof windows, internal and external alterations.
122. 2024/3232/LBC	3 Dallington Court The Dower House Dallington Park Road Northampton NN5 7AA Listed building consent for the removal of existing stud partition walls and constructing new stud partition walls, re-establishing an existing window which has previously been blocked up internally, removing stud partition wall of a previously blocked up internal window, removing the sill section of the wall to create a new kitchen/dining room, and relocating boiler to loft space and installing a new extract vent