

PLANNING COMMITTEE – 22ND JULY 2024

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 22ND JULY 2024 AT 6PM IN THE TOWN COUNCIL'S COMMITTEE ROOM, LOCATED IN THE GUILDHALL, NORTHAMPTON

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

OFFICERS PRESENT: F Barford (Democratic Services Officer)

10. APOLOGIES FOR ABSENCE

Apologies were submitted by Councillors Connolly (Chair), Birch and Choudary.

11. DECLARATIONS OF INTEREST

No declarations were made.

12. TO AUTHORISE THE CHAIR TO SIGN THE MINUTES OF THE LAST MEETING HELD ON 24TH JUNE 2024

RESOLVED: The Vice Chair was authorised to sign the minutes of the previous meeting held on 24th June 2024 as a true and accurate record of the proceedings.

13. DEMOCRATIC SERVICES OFFICERS REPORT ON WEST NORTHAMPTONSHIRE COUNCIL'S PROPOSED TENANCY POLICY AND CONSULTATION

The Democratic Services Officer (DSO) referred to the report within the agenda. The DSO explained West Northamptonshire Council were hosting a consultation on their proposed tenancy strategy and if approved would be recommended to all social housing providers. The Vice Chair suggested that Councillors respond to the consultation with their views.

RESOLVED: It was resolved and agreed that members of the Planning Committee respond to the consultation individually.

14. 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
49. 2024/2633/FULL	8 East Oval Northampton NN5 7NR Single storey rear extension.	Northampton Town Council made no comment on this application.
50. 2024/2870/FULL	13 Windrush Way Northampton NN5 7NA Proposed two storey & single storey rear extension	Northampton Town Council made no comment on this application.
51. 2024/2890/ADV	Dallington Fields Business Park Kingsfield Way Northampton NN5 7QD Four illuminated signs to each elevation and 1x digital billboard	Northampton Town Council made no comment on this application.
52. 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)	Northampton Town Council made no comment on this application.

	(Commercial, Business and Service) with new site access.	
53. 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).	Northampton Town Council made no comment on this application.
54. 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	Northampton Town Council made no comment on this application.
55. 2024/2984/FULL	68 Meshaw Crescent Northampton NN3 3NF Proposed demolition of conservatory and erection of single storey extension to side of dwelling	Northampton Town Council made no comment on this application.
56. 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	Northampton Town Council made no comment on this application.
57. 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	Northampton Town Council made no comment on this application.

<p>58. 2024/0734/FULL</p>	<p>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</p>	<p>It was commented, the proposed rear dormer was not in keeping with the architecture of St Michael's Road which is surrounded by two of Northampton's historic shoe factories, therefore the dormer would not preserve the external character of the building. In addition, it was commented the high traffic nature of St Michaels Road that already has a lack of residual parking for an additional tenant.</p>
<p>59. 2024/2878/FULL</p>	<p>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</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>60. 2024/3022/ADV</p>	<p>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</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>61. 2024/2180/FULL</p>	<p>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</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>62. 2024/2989/FULL</p>	<p>31 Cottarville Northampton NN3 3ES single storey rear extension</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>63. 2024/3003/FULL</p>	<p>461 Wellingborough Road Northampton NN3 3HW Proposed rear single storey extension</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>64. 2024/3054/FULL</p>	<p>170 Coppice Drive Northampton NN3 6NG Proposed single storey extensions to rear & front and first floor extension to side of existing dwelling</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>65. 2024/3007/FULL</p>	<p>16 Lumbertubs Lane Northampton NN3 6AH Single storey side extension.</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>66. 2024/2774/FULL</p>	<p>34 Forfar Street Northampton NN5 5BJ Single storey rear extension to create dining area</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>67. 2024/2829/FULL</p>	<p>Sw Wreford And Sons Silvanus Park Edgar Mobbs Way Northampton NN5 5JT Proposed canopies for the loading and unloading of vehicles</p>	<p>Northampton Town Council made no comment on this application.</p>

68. 2024/2968/ADV	Unit 3A St James Retail Park Towcester Road Northampton NN1 1EE Internally illuminated LED display sign	Northampton Town Council made no comment on this application.
69. 2024/3063/FULL	3 Mountclair Court Northampton NN3 3DG Proposed two storey rear and side extensions	Northampton Town Council made no comment on this application.
70. 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	Northampton Town Council made no comment on this application.
71. 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	Northampton Town Council made no comment on this application.
72. 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	Northampton Town Council made no comment on this application.
73. 2024/3119/FULL	The Cottage 3 Weston Mill Lane Northampton NN3 3HJ Proposed single storey front extension and first floor side extension	Northampton Town Council made no comment on this application.
74. 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	Northampton Town Council made no comment on this application.
75. 2024/3091/FULL	165 The Headlands Northampton NN3 2NU Extension of existing garage	Northampton Town Council made no comment on this application.
76. 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.	The Planning Committee OBEJECTED , commenting the increase in occupants would pose a detriment to this street and its amenities, as it would contribute to the pre-existing highway issues and lack of parking despite a bicycle store being included within the proposals. Furthermore, it would impact the community within the street with an increase in waste and potential disturbances.
77. 2024/3010/FULL	10 Camrose Road Northampton NN5 7DB Double storey rear extension	Northampton Town Council made no comment on this application.
78. 2024/3086/FULL	9 Melrose Avenue Northampton NN5 5PB Demolition of existing single garage, creation of new double garage	Northampton Town Council made no comment on this application.
79. 2024/3097/FULL	9 Tintern Avenue Northampton NN5 7BZ Single storey front extension	Northampton Town Council made no comment on this application.

<p>80. 2024/3099/FULL</p>	<p>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.</p>	<p>The Planning Committee OBJECTED, commenting the change of use from a dwellinghouse to an HMO would contribute to the loss of a family home within the area. In addition, the proposed amount of occupants could result in additional vehicles in a street that already has a high volume of highway issues. For example, there is a lack of parking for resident within this street and as a result some residents park dangerously on corners creating blind spots.</p> <p>The change of use would add to the transient nature of the community alongside the half-way house already in situ. Finally, there are already problems with waste within Purser Road with high levels of fly-tipping and littering, therefore an increase in occupant could result in an increase of waste generated.</p>
<p>81. 2024/2026/FULL</p>	<p>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.</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>82. 2024/2237/FULL</p>	<p>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</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>83. 2024/3162/FULL</p>	<p>4 Crediton Close Northampton NN3 3AJ Two storey side extension. Alterations to existing garage.</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>84. 2024/3151/LBC</p>	<p>County Hall George Row Northampton NN1 1DF Listed building consent for replacement roof coverings</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>85. 2024/3188/FULL</p>	<p>Ground Floor, 1 Drapery, Northampton Installation of extraction/plant equipment to the rear</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>86. 2024/3205/FULL</p>	<p>67 Fulford Drive, Northampton, NN2 7NU Proposed first floor extension and garage conversion</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>87. WNN/2022/0301</p>	<p>Car Park College Street Northampton Northamptonshire Erection of purpose-built student accommodation, with landscaping and associated works</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>88. 2024/3295/FULL</p>	<p>5 Filleigh Way Northampton NN3 3LZ Proposed demolition of the existing single garage and replacement with a single-storey</p>	<p>Northampton Town Council made no comment on this application.</p>

	extension comprising of a garden room, enlarged utility room and garden store	
89. 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	Northampton Town Council made no comment on this application.
90. 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).	Northampton Town Council made no comment on this application.
91. 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.	Northampton Town Council made no comment on this application.
92. 2024/3236/FULL 2024/3369/LBC	Bosworth Independent College Nazareth House, Barrack Road, Northampton, NN2 6AF Erection of boundary wall	Northampton Town Council made no comment on this application.
93. 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	Northampton Town Council made no comment on this application.
94. 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	Northampton Town Council made no comment on this application.
95. 2024/2981/FULL	6 8 North Portway Close Northampton NN3 8RQ Part demolition of existing buildings	Northampton Town Council made no comment on this application.
96. 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.	Northampton Town Council made no comment on this application.
97. 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	Northampton Town Council made no comment on this application.

	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	
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MEETING CONCLUDED: 6:30PM