

## **PLANNING COMMITTEE – 18<sup>TH</sup> SEPTEMBER 2024**

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 18<sup>TH</sup> SEPTEMBER 2024 AT 6PM IN THE TOWN COUNCIL'S COMMITTEE ROOM, LOCATED IN THE GUILDHALL, NORTHAMPTON

**PRESENT:** Councillors Connolly (Chair), Birch, Ismail and McNicholas.

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

**OTHERS PRESENT:** C Stopford (Head of Private Sector Housing, West Northamptonshire Council)

### **22. APOLOGIES**

Apologies were submitted by Councillors Haque (Vice Chair), Lane and Purser.

### **23. DECLARATION OF INTERESTS**

No declarations of interests were made.

### **24. TO AUTHORISE THE CHAIR THE SIGN THE MINUTES OF THE PREVIOUS MEETING HELD ON 19<sup>TH</sup> AUGUST 2024**

**RESOLVED:** The Chair was authorised to sign the minutes of the previous meeting held on 19<sup>th</sup> August 2024 as a true and accurate record of the proceedings.

### **25. TO RECEIVE A PRESENTATION FROM CHRIS STOPFORD, HEAD OF PRIVATE SECTOR HOUSING AT WEST NORTHAMPTONSHIRE COUNCIL ON THE HMO ADDITIONAL LICENSING POLICY**

C Stopford was welcomed to the Planning Committee meeting and provided the following presentation on West Northamptonshire Council's HMO additional licensing policy:

- It was explained the additional licensing scheme would require HMOs that provide accommodation for 3-4 people from two or more households which share facilities, would require licensing.
- The current scheme was introduced in Northampton in January 2020 and would cease on 31<sup>st</sup> January 2025.
- It was highlighted the additional licensing scheme was separate to any 'Article 4' controls under the Town and Country planning act.
- Currently, mandatory licensing was required for HMOs that provide accommodation for 5 or more people.
- The current area covered by the additional HMO licensing scheme that ceases in January 2025 mainly encapsulated the former Northampton Borough Council area. The proposed additional licensing of HMO scheme would expand north to cover Moulton and West to cover Duston and Daventry where there has been a growth in HMOs.
- Currently there was 1,400 registered HMOs in West Northamptonshire.
- In response to a question, it was explained on average 70 complaints were received by the Private Sector Housing team in relation to HMO properties.
- In response to a question, it was explained complaints received were thoroughly investigated and any breaches could result in financial penalties or court action.
- As part of the additional licensing scheme landlords were required to provide effective condition in order for a license to be granted such as, gas & electrical testing, information on waste presentation. He added, the Private Sector Housing team had powers to implement additional conditions on the management of and the property itself.
- In response to a question, the Private Sector Housing team do not have any controls over HMOs outside of the current HMO licensing policy boundary areas.

- It was explained the Private Sector Housing team engage with landlords at the bi-yearly Landlord Forum meeting to discuss any new legislation and concerns.
- In response to a question, it was explained that within a HMO, a kitchen typically includes one fridge, one sink, one oven with four rings, and one cupboard per occupant. Therefore, a single kitchen can accommodate more than five occupants, but it would need to have two ovens and two fridges to ensure adequate facilities. In an HMO with more than 10 occupants, an additional kitchen space would be required. He added, there was no requirement for a washing machine.
- In response to a question regarding the redevelopment of cellars into bedrooms, it was explained that any bedroom in a cellar requires building control approval. The room must have natural light equivalent to 20% of the floor area, ventilation covering 15% of the floor area, and a means of escape that does not pass through a kitchen.
- It was explained that the redevelopment of a property into an HMO is not covered by permitted development rights, and therefore, planning applications must be submitted for approval. Generally, it is cheaper to apply for planning permission than for an HMO license. Some people believe that if planning permission is granted, an HMO license will automatically be granted however, this is not the case.
- In response to a question, it was explained properties were inspected prior to the granting of any HMO license and then inspected during the license term however, if there was cause for it then properties can be inspected for frequently.
- In response to another question, it was explained HMO licenses were required to be displayed within the property and this features support numbers if there were to be any issues.
- It was highlighted, if planning permission was submitted for works to a property, then a HMO license cannot be granted until all works were completed and up to standard.

C Stopford was thanked for attending and left the meeting.

## **26. TO FORMULATE RESPONSE TO THE DEPARTMENT OF HOUSING, LEVELLING UP AND COMMUNITIES' CONSULTATION ON THE PROPOSED NATIONAL PLANNING POLICY FRAMEWORK REFORM**

As Councillor Purser was not in attendance too provide a report on the DLHUC's proposed National Planning Policy Framework reform. It was proposed that Councillors review the framework and respond to the consultation individually.

**RESOLVED:** It was agreed that Councillors would review and respond individually to DLHUC's proposed National Planning Policy Framework reform consultation.

## **27. DEMOCRATIC SERVICES REPORT ON NEW STREET NAMING PROPOSALS FOR DALLINGTON GRANGE ESTATE, MILL LANE, KINGSTHORPE, NORTHAMPTON N5 7PZ**

The Democratic Services Officer explained a street naming request had been received from WNC's Planning Team for the Dallington Grange Estate. She continued, Councillor Evans the member for Dallington Ward was consulted and she formulated the following proposals based on former Northampton Mayors:

- Tilly Street - After William Tilly, First Mayor of Northampton - 1215
- Loudham Avenue - After John Loudham, former mayor and MP of Northampton - 1401
- Overton Lane - After Thomas Overton, former Mayor and MP of Northampton - 1397
- Lawrence Crescent - After Lawrence Washington, ancestor of George Washington - 1532
- Thomas Way - Mayor and founder of Northampton School for Boys - 1514
- Manley Road - After Lawrence Manley - 1536
- Draper Road - Lawrence Manley started out as a Linen Draper so following on from him.

- Freeman Street - After Ralph Freeman Mayor and MP - 1550
- Whalley Drive - After Peter Whalley Mayor and MP - 1646
- Mongere Way - After Adam le Garlekmongere - 1349
- Silsbie Rise - After Matthew Silsbie - 1649
- Pindleton Walk - After Thomas Pindleton - 1648
- Coldwell Street - After Benoni Coldwell - 1650
- Maynard Street - After Thomas Maynard - 1651
- Sergeant Lane - After Joseph Sergeant - 1644
- Mansfield Road - After Sir Philip Manfield Mayor and MP - 1883
- Rushworth Street - After Francis Rushworth - 1643
- Martin Close - After Samuel Martin - 1645
- Spicer Lane - After John Spicer - 1647
- Sprigg Close - After Henry Sprigg – 1653
- Hanafey Way– First Female Mayor of Northampton

**RESOLVED:** It was agreed that the aforementioned street names be submitted to West Northamptonshire Council’s Street Naming Team.

**28. 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
150. 2024/3800/FULL	<a href="#">4 Royal Terrace Northampton NN1 3RF</a> Replacement of lean-to extension with new single storey rear extension (retrospective)	Northampton Town Council made no comment on this application.
151. 2024/2441/FULL	<a href="#">Buildings at 35-45 Abington Street Northampton NN1 2AW and 20-28 Wood Street Northampton NN1 2ED</a> Demolition of buildings at 35-45 Abington Street and 20-28 Wood St and implementation of interim restoration strategy.	Northampton Town Council made no comment on this application.
152. 2024/3824/FULL	<a href="#">Newton Building St Georges Avenue Northampton NN2 6JA</a> Proposed replacement pedestrian bridge	Northampton Town Council made no comment on this application.
153. 2024/3802/FULL	<a href="#">7 Donovan Court Northampton NN3 3DD</a> Convert existing garage into an annexe by extending the ground floor and extending first floor.	Northampton Town Council made no comment on this application.
154. 2024/3726/PA	<a href="#">35-39 Kinswell Street NN1 1PP</a> Prior approval for the change of use of offices (use Class E) to residential dwellings (Use Class C3) under Schedule 2 Part 3 Class MA	Northampton Town Council made no comment on this application.
155. 2024/3483/FULL	<a href="#">3 Robert Street Northampton NN1 3BL</a> Change of use from a dwellinghouse (Use Class C3) into a HMO for 6no. occupants (Use Class C4)	Northampton Town Council made no comment on this application.
156. 2024/3894/FULL	<a href="#">20 Saddleback Road Northampton NN5 5HL</a> Refurbishment of existing industrial unit. New factory roof, new cladding to office block, new windows, doors and roller shutter together with decorations and internal refurbishment.	Northampton Town Council made no comment on this application.

157.	2024/3795/FULL	<a href="#">Church &amp; Co Footwear Ltd 70 76 St James Road Northampton NN5 5JB</a> Replacing aluminium frame single glaze windows with wooden frame part L compliant windows. 2 aluminium frame entrance doors to be replaced with wooden frame doors. Top lit lighting to be added to 3 existing factory signs	Northampton Town Council made no comment on this application.
158.	2024/3904/FULL	<a href="#">340 Billing Road East Northampton NN3 3LJ</a> Demolition of conservatory. Construction of side two-storey extension with single-storey garage extension to the front and single-storey extension to the rear, with associated internal alterations. Front and rear alterations to windows and doors.	Northampton Town Council made no comment on this application.
159.	2024/3937/FULL	<a href="#">Northampton Town Fc Sixfields Stadium Walter Tull Way Northampton NN5 5QA</a> The erection of a Camera Gantry	Northampton Town Council made no comment on this application.
160.	2024/3845/FULL	<a href="#">1 Beechwood Drive Northampton NN3 3DW</a> Proposed rear extension and garage refurbishments	Northampton Town Council made no comment on this application.
161.	2024/3560/FULL	<a href="#">21 &amp; 22 York Road Northampton NN1 5QG</a> Extensions to 4 no flats at 22 York Road and 1 no flat at 21 York Road. elevation changes to 3 no flats at 21 York Road and a new rear staircase serving both premises	Northampton Town Council made no comment on this application.
162.	2024/3506/FULL	<a href="#">35 Lindsay Avenue Northampton NN3 2SJ</a> Two storey rear extension	Northampton Town Council made no comment on this application.
163.	2024/3928/LBC	<a href="#">County Court George Row Northampton NN1 1DF</a> Listed building consent for repairs and replacements to windows	Northampton Town Council made no comment on this application.
164.	2024/3742/FULL	<a href="#">75B 77 Abington Street Northampton NN1 2BH</a> Alterations of front elevation including a new shop front	Northampton Town Council made no comment on this application.
165.	2024/3968/FULL	<a href="#">Storage unit Spencer Street Northampton NN5 5JX</a> Demolition of existing commercial building and erection of 4No. apartments	Northampton Town Council made no comment on this application.
166.	2024/3879/LBC	<a href="#">County Hall George Row Northampton NN1 1DF</a> Listed building consent for essential maintenance works and refurbishment works to provide safe functional spaces for civic, public and office use	Northampton Town Council made no comment on this application.
167.	2024/4007/FULL	<a href="#">4 Artizan Road Northampton NN1 4HU</a> Change of use of existing retail unit (Class E) to 4No apartments (Class C3) including fenestration changes and removal of shop front	Northampton Town Council made no comment on this application.
168.	2024/3794/ADV	<a href="#">Church &amp; Co Footwear Ltd 70 76 St James Road Northampton NN5 5JB</a> Advertisement consent for the illumination of 3 existing factory signs	Northampton Town Council made no comment on this application.

169.	2024/2707/FULL	<a href="#">Garages To Rear Of Norman Road Northampton NN3 2SG</a> Existing garages to be removed to build a new dwelling	Northampton Town Council made no comment on this application.
170.	2024/3936/LBC	<a href="#">Ashby Corridor Northampton General Hospital Billing Road Northampton</a> Removal of existing timber sash single-glazed windows and replace with new timber sash windows. Removal of existing timber casement windows and replace with new timber casement windows and removal of modern fire exit doors and replace with new doors	Northampton Town Council made no comment on this application.
171.	2024/3984/FULL	<a href="#">351 Billing Road East Northampton NN3 3LL</a> Rear ground floor extension	Northampton Town Council made no comment on this application.
172.	2024/4039/FULL	<a href="#">78 Kingsley Road Northampton NN2 7BL</a> Replacement of front elevation UPVC casement windows with timber sash windows and reinstatement of front boundary wall	Northampton Town Council made no comment on this application.
173.	2024/4051/FULL	<a href="#">12 Abbots Way Northampton NN5 5DB</a> Single storey rear extension (part retrospective)	Northampton Town Council made no comment on this application.
174.	2024/3830/FULL	<a href="#">69 Birchfield Road Northampton NN1 4RG</a> Construction of porch and bin store	Northampton Town Council made no comment on this application.
175.	2024/3291/FULL	<a href="#">257 Abington Avenue, Northampton, NN3 2BU</a> New EV charger with off-road parking area to front of house including new crossover and removal of section of boundary hedge, low brick wall and timber fence	Northampton Town Council made no comment on this application.
176.	2024/1548/FULL	<a href="#">64 Billing Road Northampton NN1 5DE</a> Proposed double garage to replace existing	Northampton Town Council made no comment on this application.
177.	2024/4022/FULL	<a href="#">23 Harding Terrace Northampton NN1 2PF</a> Proposed demolition of existing industrial unit and erection of single dwelling	Northampton Town Council made no comment on this application.
178.	2024/3979/FULL	<a href="#">Northampton Academy Billing Brook Road Northampton NN3 8NH</a> Permanent installation of portakbin for use as a welfare unit	Northampton Town Council made no comment on this application.
179.	2024/3985/FULL	<a href="#">80 Harlestone Road, Northampton, NN5 7AG</a> Proposed Change of Use from Dwellinghouse [Use Class C3] to a 2-bedroom children's care home [Use Class C2]	Northampton Town Council made no comment on this application.
180.	2024/3977/LBC	<a href="#">Former Globe Leatherworks Dunster Street Northampton NN1 3JY</a> Listed building consent for approved 2024/2628/NMA details under N/2018/1233 [Conversion and alterations of factory premises to form 39 apartments]. To make internal alterations and move cycle store.	Northampton Town Council made no comment on this application.
181.	2024/4074/FULL	<a href="#">15-17 Drapery Northampton NN1 2ET</a> Change of use of the first, second, third and fourth floors (Use Class E) to create 7 self-	Northampton Town Council made no comment on this application.

	contained flats (Use Class C3) and other associated works	
<b>182.</b> <b>2024/4090/S73</b>	<a href="#">Land Adj To Car Park Oriental Paradise Restaurant The Causeway Northampton</a> Variation of conditions 2 (approved plans) and 3 (materials) of WNN/2022/1376 (Erection of 1no Commercial Unit for all of the Class E building types/uses) to change the plans, elevations & siting to suit proposals for a prospective tenant	Northampton Town Council made no comment on this application.
<b>183.</b> <b>2024/4079/FULL</b>	<a href="#">214 Abington Avenue Northampton NN1 4PR</a> Proposed detached annex (Retrospective)	Northampton Town Council made no comment on this application.
<b>184.</b> <b>2024/4055/FULL</b>	<a href="#">37 Tower Square, Northampton, NN5 5FH</a> Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 4 occupants	Northampton Town Council made no comment on this application.
<b>185.</b> <b>2024/4045/FULL</b>	<a href="#">6 Rosenella Close Northampton NN4 8RX</a> Removal of existing conservatory. Proposed single story flat roof rear extension. (part retrospective)	Northampton Town Council made no comment on this application.
<b>186.</b> <b>2024/4105/FULL</b>	<a href="#">57 Somerset Street Northampton NN1 3LW</a> Solid wall insulation rendered white to all external walls to the front, side and rear elevations (retrospective)	Northampton Town Council made no comment on this application.
<b>187.</b> <b>2024/4204/FULL</b>	<a href="#">77 Essex Street, Northampton, NN2 6DR</a> Proposed Change of Use from dwelling (Use Class C3) to Children's Home (Use Class C2) for up to 2No children	Northampton Town Council made no comment on this application.
<b>188.</b> <b>2024/3972/FULL</b>	<a href="#">5 Crabb Tree Drive, Northampton, NN3 5DR</a> Conversion of part of attached Garage to WC/Utility Room	Northampton Town Council made no comment on this application.
<b>189.</b> <b>2024/3973/FULL</b>	<a href="#">9 Glebeland Crescent Northampton NN5 7HB</a> Dropped kerb for parking	Northampton Town Council made no comment on this application.
<b>190.</b> <b>2024/4131/FULL</b>	<a href="#">37 Tintern Avenue Northampton NN5 7BY</a> Single storey rear extension	Northampton Town Council made no comment on this application.
<b>191.</b> <b>2024/4198/ADV</b>	<a href="#">The Boulevard, Units 3 And 4 Octagon Way Northampton NN3 8JP</a> New internally illuminated fascia sign	Northampton Town Council made no comment on this application.
<b>192.</b> <b>2024/4196/S73</b>	<a href="#">The Boulevard, Units 3 And 4 Octagon Way Northampton NN3 8JP</a> Variation of conditions 2 (approved plans) and 3 (extraction system and flue) of 2024/2161/FULL (Change of use of vacant retail unit (E use class) into restaurant and take away (sui generis) including installation of extraction flue system to the rear and new fascia signs) for new layout, new flue and extraction system, and new food type being cooked on site	Northampton Town Council made no comment on this application.
<b>193.</b> <b>2024/4176/FULL</b>	<a href="#">73 Lowlands Close, Northampton, NN3 5EX</a> Proposed Change of Use from dwelling (C3 Use) to Children's Home (C2 Use) for up to 3 no. children and conversion of existing garage to habitable room	Northampton Town Council made no comment on this application.

<b>194.</b>	<b>2024/4128/FULL</b>	<a href="#">97 Adams Avenue, Northampton, NN1 4LJ</a> Change of use of dwellinghouse (Use Class C3) to House in multiple occupation (Use Class C4) for 5 occupants	Northampton Town Council made no comment on this application.
<b>195.</b>	<b>2024/4115/FULL</b>	<a href="#">22 Abington Grove Northampton NN1 4QW</a> Increase of occupancy from a 9 occupant HiMO to a 12 occupant HiMO (Sui Generis) including internal and external alterations and conversion of lower ground floor into habitable living accommodation	Northampton Town Council made no comment on this application.
<b>196.</b>	<b>2024/4233/FULL</b>	<a href="#">26 Muscott Street Northampton NN5 5EY</a> Existing house to be converted into two 1 bedroom flats	Northampton Town Council made no comment on this application.
<b>197.</b>	<b>2024/1724/FULL</b>	<a href="#">Land to rear of 92 Lower Adelaide Street Northampton NN2 6BB</a> 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.
<b>198.</b>	<b>2024/4094/FULL</b>	<a href="#">Flat 2 21 St Pauls Road Northampton NN2 6ES</a> Rear extension with changes to existing bathroom	Northampton Town Council made no comment on this application.
<b>199.</b>	<b>2024/4254/FULL</b>	<a href="#">94 Windsor Crescent Northampton NN5 5AW</a> New 2 storey block for 2 Flats	Northampton Town Council made no comment on this application.

**MEETING CONCLUDED: 7:15PM**