

PLANNING COMMITTEE – 17TH OCTOBER 2024

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 17TH OCTOBER 2024 AT 6PM IN THE TOWN COUNCIL'S COMMITTEE ROOM, LOCATED IN THE GUILDHALL, NORTHAMPTON

PRESENT: Councillors Haque (Vice Chair), Birch, Ismail, Lane, Meredith and McNicholas.

OFFICER PRESENT: S Carter (Town Clerk)

29. APOLOGIES

Apologies were submitted by Councillors Connolly (Chair), Fuchshuber, Joyce and Purser.

30. DECLARATION OF INTERESTS

No declarations of interests were made.

31. TO AUTHORISE THE CHAIR THE SIGN THE MINUTES OF THE PREVIOUS MEETING HELD ON 18TH SEPTEMBER 2024

RESOLVED: The Vice Chair was authorised to sign the minutes of the previous meeting held on 18th September 2024 as a true and accurate record of the proceedings.

32. 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 made
200. 2024/4294/FULL	6 Jersey Court, Northampton, NN3 9TB Single Storey Flat Roof Rear Extension with internal alterations	N/A
201. 2024/3722/S73	9 Church Way Northampton NN3 3BT Variation of condition 1 (Approved plans) of 2024/2354/S73 (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 materials and outbuilding) to include the demolition of the existing dwelling and to amend the outbuilding from a gym to an annexe, including material change) to update condition to reflect a new single storey rear extension, drawing numbers/revisions	N/A
202. 2024/3776	Lloyds Bank 1-2 George Row, NN1 1DJ Replacement of existing decayed timber sash window	N/A
203. 2024/4351	34 Harlestone Road, Northampton, NN5 7AG Change of use of Hairdresser [Use Class E] to mixed use comprising Use Class E and Nail Studio [Sui Generis]	N/A
204. 2024/4354	9 Oakpark Close, Northampton, NN3 5JG Variation of condition 4 of approved	N/A

	2023/7636/FULL [Proposed garage extension to the side, first floor extension over existing garage and single storey rear extension, including widened driveway] material change of brickwork to render to the rear and sides of the extension	
205. 2024/4287/FULL	43 Midfield Court Northampton NN3 8UN Variation of condition 4 of approved 2023/7636/FULL [Proposed garage extension to the side, first floor extension over existing garage and single storey rear extension, including widened driveway] material change of brickwork to render to the rear and sides of the extension	N/A
206. 2024/4064	Talbot House 2 Talbot Road Northampton NN1 4JB Change of use of property (1st and 2nd floors only) from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 7 occupants.	Object - The change of use from C3 to C4 will have an adverse effect on the neighbouring properties, 7 occupants is overdevelopment for what is a 1 st and 2 nd floor property above a takeaway. The change will create highway issues with regards to parking in an area where is already difficult to park. Potentially this development could mean there are 7 extra cars to park, plus visitor vehicles. In addition there is concern for fire safety, a 7 bed HMO above a takeaway is a cause for concern.
207. 2024/4284	134 Adnitt Road, Northampton, NN1 4NF Conversion of ground floor shop to 2 bedroom flat and the creation of a separate 2 bedroom flat on the first floor. External alterations to the building.	N/A
208. 2024/4263	130 Clarence Avenue Northampton NN2 6PA Change of use from dwelling (Use Class C3) to a children's home (Use Class C2)	Object - Change of use to a children's home is considered overdevelopment. There are concerns about safety, Clarence Avenue is a well-known 'rat run' and this property's front door opens straight out onto the road. This application will have an impact on the character and amenity of the area and will result in the loss of a family home. Parking is an issue in Clarence Avenue and whilst it is appreciated the children will not have vehicles, their carers will. There is also concern that this application could potentially become an HMO if the modifications are made.

209.	2024/4292	96 Harlestone Road Northampton NN5 7AQ Proposed self-build bungalow to the rear of 96 Harlestone Road including widened vehicular entrance access off the highway.	N/A
210.	2024/4268	The Wheatsheaf Public House 126 Dallington Road Northampton NN5 7HN Listed building consent for replacement thatch to main public house building; including localised replacement of lead and mortar flashings	N/A
211.	2024/4290/ADV	Northampton Academy Wellingborough Road Northampton NN3 8NH Installation of informational and wayfinding signage in connection with existing use as 5-a-side football centre and leisure facility	N/A
212.	2024/4730/PA	35 Marefair, Northampton, NN1 1SR Change of use from offices [use class E] to 3 one bedroom apartments, [use class C3] each apartment within each floor	N/A
213.	2024/4726/FULL	26 Lorne Road Northampton NN1 3RN Proposed single storey rear and side extension including loft conversion with rear dormer	N/A
214.	2024/4725	27 Lindale Close Northampton NN3 2AQ Prune to 1 x Sycamore Crown Lift to 1 x Sycamore TPO 229 - T1	N/A
215.	2024/4489/MAR	Dallington Grange Mill Lane Kingsthorpe Northampton NN5 7PZ Reserved matters application for the infrastructure landscaping on Phase 1 pursuant to outline planning permission N/2014/1429	N/A
216.	2024/2743	157 Lutterworth Road Northampton NN1 5JL Change of use of dwellinghouse (Use Class C3) to 5 no. person HMO (Use Class C4)	The Planning Committee requested that the HMO register is checked by the WNC planning officer when considering this application to ensure that there was not saturation.
217.	2024/4533/FULL	Building Plot Rear Of 48 Greenfield Avenue Northampton Proposed new development of 2 x 1-bedroom flats on the ground floor and first floor	N/A
218.	2024/4490/FULL	105 Lea Road Northampton NN1 4PE Change of Use from dwelling (Use Class C3) to hotel (Use Class C1).	Object – The committee fully supported the views of the neighbours and of Cllr Smith who have in brief stated that this proposal is totally inappropriate for this location and that this is an application for an HMO in another guise. A

		<p>summary of the reasons for objecting to this application are as follows:</p> <ul style="list-style-type: none">• Inappropriate Housing Mix: The application does not create an appropriate mix of housing uses in the area.• Undermining Local Planning Policy and Article 4: Approval of the application would undermine the effectiveness of local planning policy and the use of Article 4 in town centre locations.• HMO Status: The existing floor plans suggest the property is already used as an HMO, but it is not registered as such.• Article 4 Compliance: The proposed development would exceed the 10% HMO limit within a 50-meter radius.• Hotel Nature: The application's hotel nature does not align with the characteristics of an HMO, such as reception, concierge, laundry services, and dedicated food provision.• Bin Storage: The application lacks reference to bin storage, posing environmental and safety hazards.• Highway Safety: Highways' comments on the application regarding highway safety are questionable and should be reviewed.• Parking Issues: The application would likely worsen parking issues in the area due to contractors' work vehicles as well as paying guests vehicles• Previous Highway Comments: Highways' comments on previous HMO applications in Lea Road highlighted potential negative impacts on highway safety due to parking capacity issues.• Objections Raised: The Highway Authority (NCC) raised objections to both the 85 Lea Road and 102 Lea Road
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		<p>applications due to highway safety concerns.</p> <ul style="list-style-type: none"> • Cumulative Impact: The cumulative impact of "minor" developments needs to be considered as a whole, as demonstrated by the lack of residual parking capacity and excessive demand from HMO properties. • Dangerous Parking: The development would increase demand and contribute to dangerous parking practices, compromising the safety of motorists and pedestrians. • Inadequate Bathroom Facilities: The property design in 102 Lea Road includes only one bedroom with its own bathroom, potentially leading to inappropriate living conditions for strangers sharing a single bathroom. • Negative Impact on Residential Amenity: The short-term, constantly changing residency and comings and goings associated with a property operating as a hotel would likely negatively impact the residential amenity of neighbours. <p>Undermining Article 4: Approval of the application would undermine the effectiveness of Article 4 direction, allowing HMOs to operate without limits by disguising themselves as hotels</p>
219.	2024/2026/FULL	<p>78 Derby Road Northampton NN1 4JSSingle storey rear extension to HMO 5 Bedroom 5 person HMO to form a 6 Bedroom 6 person HMO.</p> <p>Object - The committee think that the increase from 5 person to 6 person HMO is not appropriate and is considered overdevelopment. There is only one kitchen for the residents of this building which is not suitable. In addition, this is like to bring an additional vehicle to the area where parking is difficult.</p>
220.	2024/3099/FULL	<p>106 Purser Road Northampton NN1 4PQ Change of use of property from Dwellinghouse (Use Class C3) to House in N/A Multiple Occupation (Use Class C4) for 5 occupants.</p> <p>N/A</p>
221.	2024/4458/FULL	<p>Victory Bible Church (Formerly Kings Heath Baptist Church), Welland Way,</p> <p>N/A</p>

	Northampton NN5 7NB New vehicular and pedestrian access off Welland Way and 30no. car parking spaces within the church grounds.	
222. WNN/2022/0301	Car Park College Street Northampton Northamptonshire Erection of purpose-built student accommodation, with landscaping and associated works	N/A
223. 2024/4166	1 - 5 Henry Street Northampton NN1 4JD Change of use from Commercial unit to the following: 1 No Terraced House with 3 bedrooms 1 No Flat with 2 Bedrooms 1 No Commercial Unit Bakery with Bread making facility and shop	N/A
224. 2024/4344	44 Doddridge Street Northampton NN1 2RN Change of use from a dwellinghouse (Use Class C3) to a 4-bedroom HMO (Use Class C4)	Object - This proposal to change a dwelling house into an HMO is considered to be overdevelopment and will also result in the loss of a family home. The plans show that bedroom three opens directly onto the kitchen which has implications for health and safety. No bedrooms have ensuite which should be standard in HMOs, and there is only one bathroom for all the occupants. The plans show no provision for bin or cycle storage.
225. 2024/4023	28 34 Wellington Street Northampton NN1 3AS Upward two-storey extension of existing place of worship	N/A
226. 2024/4300	40 Axe Head Road Northampton NN4 8TF Conversion of existing dwelling into 3 no. self contained flats	N/A
227. 2024/2404	Lower Billing House 9 Billing Road Northampton NN1 5AW Change of use from a dwellinghouse (Use Class C3) to an 8-bedroom HMO (Use Class C4)	Object – This proposal represents overdevelopment and will result in the loss of a family home. The property is located in a conservation area. There is not enough parking to accommodate the residents and there is a lack of facilities. There are not enough kitchens to meet the needs of 8+ residents and there is a bathroom off the kitchen which is not conducive to cleanliness. The plans do not illustrate any cycle or bin storage and the committee are of the opinion that this application is trying to pack too much in to the space. There are also a number of other HMO's in the area.

Addedum circulated prior to the meeting

Application Number	Address and proposal	Comments
228. 2024/3725	St Michaels Road Northampton NN1 3JT Loft conversion and associated roof lights and dormer window to increase from existing 5 person/bed to a 6 person/bed (House of multiple occupation)	N/A
229. 2024/4837/TPO	24 Squires Walk Northampton NN3 6AL Canopy Reduction to 1 x Sycamore Tree TPO: 327/007 - A3	N/A
230. 2024/4792/S73	31 Edith Street Northampton NN1 5EP Variation of Condition 2-Plans & Remove condition Condition 5-Use 2024/0600/FULL (Change of use from dwelling (C3 use) to House in Multiple Occupancy (C4 use) for 4no persons) to incorporate the basement with ground floor bedroom 1.	N/A
231. 2024/4803/FULL	23 Agnes Road Northampton NN2 6EU Conversion of dwelling to 3 flats including single storey rear extension & loft conversion with rear dormer	N/A
232. 2024/4780/FULL	The Standings 91B High Street Weston Favell Northampton NN3 3JX Proposed carport with storage	N/A
233. 2024/4741/FULL	5 Tanfield Lane Northampton NN1 5RN Convert existing garage with an extension to an annexe	N/A
234. 2024/4709/FULL	3 Cyclamen Close Northampton NN3 3XL Installation of air source heat pump to rear	N/A
235. 2024/4583/FULL	74 Bailiff Street Northampton NN1 3DZ Replacement of PVC windows with new white PVC windows and replacement of PVC front door with new white composite front door	N/A
236. 2024/4636/FULL	115 Ardington Road Northampton NN1 5LS Change of Use from C3 Dwellinghouse to C2 Residential Institution (childrens care home)	Object – Change of use to a children’s home is considered overdevelopment. There are concerns about safety in that the front door opens directly onto the pavement and then road. This application will have an impact on the character and amenity of the area and will result in the loss of a family home. Parking is an issue in Ardington Road and whilst it is appreciated the children will not have vehicles, their carers will.

		There is also concern that this application could potentially become an HMO if the modifications are made.
237.	2024/4566/FULL	194-196 Wellingborough Road Northampton NN1 4EB Change of Use from Shop (Use Class E) to Restaurant (Use Class E).
238.	2024/4750/TPO	62 Booth Rise Northampton NN3 6HR Cut back or fell 1 x Large Oak Tree TPO 057 - A1
239.	2024/4699	12 Witham Way Northampton NN5 7JY Change of use from dwelling house (Use Class C3) to residential children's home (Use Class C2) to accommodate a maximum of two children under the age of 18 years old and the inclusion of a bin store and cycle shelter.
240.	2024/4688	21 Longland Road Northampton NN3 2QE Double-storey rear and side extension and demolition of the existing conservatory to the side
241.	2024/4628/ADV	Doctors Surgery North Oval Northampton NN5 7LN Installation of NHS branded entrance signage on the corner of the Kings Heath Park (Recn ground)

MEETING CONCLUDED: 7:10 PM