



# Northampton TOWN COUNCIL

**PLANNING COMMITTEE – 20<sup>TH</sup> NOVEMBER 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 Wednesday 20<sup>th</sup> November 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  
14<sup>th</sup> November 2024**

**Guildhall  
Northampton  
NN1 1DE**

## **A G E N D A**

- 1. APOLOGIES**
- 2. DECLARATION OF INTERESTS**
- 3. TO AUTHORISE THE CHAIR THE SIGN THE MINUTES OF THE PREVIOUS MEETING HELD ON 17<sup>th</sup> OCTOBER 2024 – ATTACHED** Pages 3 - 11
- 4. PLANNING APPLICATIONS – TO CONSIDER PLANNING APPLICATIONS FOR THE PARISH OF NORTHAMPTON AS NOTIFIED BY WEST NORTHAMPTONSHIRE COUNCIL (THE PLANNING AUTHORITY)** Pages 13 - 17
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**PLANNING COMMITTEE – 17<sup>TH</sup> OCTOBER 2024**

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 17<sup>TH</sup> 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)

**7. APOLOGIES**

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

**8. DECLARATION OF INTERESTS**

No declarations of interests were made.

**9. TO AUTHORISE THE CHAIR THE SIGN THE MINUTES OF THE PREVIOUS MEETING HELD ON 18<sup>TH</sup> SEPTEMBER 2024**

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

**10. 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	<a href="#">6 Jersey Court, Northampton, NN3 9TB</a> Single Storey Flat Roof Rear Extension with internal alterations	N/A
201. 2024/3722/S73	<a href="#">9 Church Way Northampton NN3 3BT</a> 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	<a href="#">Lloyds Bank 1-2 George Row, NN1 1DJ</a> Replacement of existing decayed timber sash window	N/A
203. <a href="#">2024/4351</a>	34 Harlestone Road, Northampton, NN5 7AG Change of use of Hairdresser [Use Class E]	N/A

		to mixed use comprising Use Class E and Nail Studio [Sui Generis]	
204.	<a href="#">2024/4354</a>	9 Oakpark Close, Northampton, NN3 5JG 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
205.	<a href="#">2024/4287/FULL</a>	<b>43 Midfield Court Northampton NN3 8UN</b> 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.	<a href="#">2024/4064</a>	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.	<b>Object</b> - 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 <sup>st</sup> and 2 <sup>nd</sup> 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.	<a href="#">2024/4284</a>	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.	<a href="#">2024/4263</a>	130 Clarence Avenue Northampton NN2 6PA Change of use from dwelling (Use Class C3) to a children's home (Use Class C2)	<b>Object</b> - 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.

		<p>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.</p> <p>There is also concern that this application could potentially become an HMO if the modifications are made.</p>	
<b>209.</b>	<b><a href="#">2024/4292</a></b>	<p>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.</p>	N/A
<b>210.</b>	<b><a href="#">2024/4268</a></b>	<p>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</p>	N/A
<b>211.</b>	<b><a href="#">2024/4290/ADV</a></b>	<p>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</p>	N/A
<b>212.</b>	<b><a href="#">2024/4730/PA</a></b>	<p>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</p>	N/A
<b>213.</b>	<b><a href="#">2024/4726/FULL</a></b>	<p>26 Lorne Road Northampton NN1 3RN Proposed single storey rear and side extension including loft conversion with rear dormer</p>	N/A
<b>214.</b>	<b><a href="#">2024/4725</a></b>	<p>27 Lindale Close Northampton NN3 2AQ  Prune to 1 x Sycamore Crown Lift to 1 x Sycamore TPO 229 - T1</p>	N/A
<b>215.</b>	<b><a href="#">2024/4489/MAR</a></b>	<p>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</p>	N/A
<b>216.</b>	<b><a href="#">2024/2743</a></b>	<p>157 Lutterworth Road Northampton NN1 5JL</p>	The Planning Committee requested that the HMO register

	Change of use of dwellinghouse (Use Class C3) to 5 no. person HMO (Use Class C4)	is checked by the WNC planning officer when considering this application to ensure that there was not saturation.
<b>217.</b> <a href="#">2024/4533/FULL</a>	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
<b>218.</b> <a href="#">2024/4490/FULL</a>	105 Lea Road Northampton NN1 4PE Change of Use from dwelling (Use Class C3) to hotel (Use Class C1).	<p>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 summary of the reasons for objecting to this application are as follows:</p> <ul style="list-style-type: none"> <li>• Inappropriate Housing Mix: The application does not create an appropriate mix of housing uses in the area.</li> <li>• 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.</li> <li>• HMO Status: The existing floor plans suggest the property is already used as an HMO, but it is not registered as such.</li> <li>• Article 4 Compliance: The proposed development would exceed the 10% HMO limit within a 50-meter radius.</li> <li>• Hotel Nature: The application's hotel nature does not align with the characteristics of an HMO, such as reception, concierge, laundry</li> </ul>

		<p>services, and dedicated food provision.</p> <ul style="list-style-type: none"><li>• Bin Storage: The application lacks reference to bin storage, posing environmental and safety hazards.</li><li>• Highway Safety: Highways' comments on the application regarding highway safety are questionable and should be reviewed.</li><li>• Parking Issues: The application would likely worsen parking issues in the area due to contractors' work vehicles as well as paying guests vehicles</li><li>• Previous Highway Comments: Highways' comments on previous HMO applications in Lea Road highlighted potential negative impacts on highway safety due to parking capacity issues.</li><li>• Objections Raised: The Highway Authority (NCC) raised objections to both the 85 Lea Road and 102 Lea Road applications due to highway safety concerns.</li><li>• 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.</li><li>• Dangerous Parking: The development would increase demand and contribute to dangerous parking practices,</li></ul>
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		<p>compromising the safety of motorists and pedestrians.</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> </ul> <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. <a href="#">2024/2026/FULL</a>	78 Derby Road Northampton NN1 4JSSingle storey rear extension to HMO 5 Bedroom 5 person HMO to form a 6 Bedroom 6 person HMO.	<b>Object</b> - 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.
220. <a href="#">2024/3099/FULL</a>	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.	N/A
221. <a href="#">2024/4458/FULL</a>	Victory Bible Church (Formerly Kings Heath Baptist Church), Welland Way, Northampton NN5 7NB  New vehicular and pedestrian access off	N/A



		Welland Way and 30no. car parking spaces within the church grounds.	
222.	<a href="#">WNN/2022/0301</a>	Car Park College Street Northampton Northamptonshire Erection of purpose-built student accommodation, with landscaping and associated works	N/A
223.	<a href="#">2024/4166</a>	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.	<a href="#">2024/4344</a>	44 Doddridge Street Northampton NN1 2RN Change of use from a dwellinghouse (Use Class C3) to a 4-bedroom HMO (Use Class C4)	<b>Object</b> - 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 I there is only one bathroom for all the occupants. The plans show no provision for bin or cycle storage.
225.	<a href="#">2024/4023</a>	28 34 Wellington Street Northampton NN1 3AS Upward two-storey extension of existing place of worship	N/A
226.	<a href="#">2024/4300</a>	40 Axe Head Road Northampton NN4 8TF Conversion of existing dwelling into 3 no. self contained flats	N/A
227.	<a href="#">2024/2404</a>	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)	<b>Object</b> – 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 to much in to the space. There are also a number of other HMO's in the area.
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Addendum circuited prior to the meeting

Application Number	Address and proposal	Comments
228. <a href="#">2024/3725</a>	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. <a href="#">2024/4837/TPO</a>	24 Squires Walk Northampton NN3 6AL Canopy Reduction to 1 x Sycamore Tree TPO: 327/007 - A3	N/A
230. <a href="#">2024/4792/S73</a>	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. <a href="#">2024/4803/FULL</a>	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. <a href="#">2024/4780/FULL</a>	The Standings 91B High Street Weston Favell Northampton NN3 3JX Proposed carport with storage	N/A
233. <a href="#">2024/4741/FULL</a>	5 Tanfield Lane Northampton NN1 5RN Convert existing garage with an extension to an annexe	N/A
234. <a href="#">2024/4709/FULL</a>	3 Cyclamen Close Northampton NN3 3XL Installation of air source heat pump to rear	N/A
235. <a href="#">2024/4583/FULL</a>	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. <a href="#">2024/4636/FULL</a>	115 Ardington Road Northampton NN1 5LS Change of Use from C3 Dwellinghouse to C2 Residential Institution (childrens care home)	<b>Object</b> – 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.

		<p>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.</p> <p>There is also concern that this application could potentially become an HMO if the modifications are made.</p>	
<b>237.</b>	<a href="#">2024/4566/FULL</a>	<p>194-196 Wellingborough Road Northampton NN1 4EB Change of Use from Shop (Use Class E) to Restaurant (Use Class E).</p>	N/A
<b>238.</b>	<a href="#">2024/4750/TPO</a>	<p>62 Booth Rise Northampton NN3 6HR Cut back or fell 1 x Large Oak Tree TPO 057 - A1</p>	N/A
<b>239.</b>	<a href="#">2024/4699</a>	<p>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.</p>	N/A
<b>240.</b>	<a href="#">2024/4688</a>	<p>21 Longland Road Northampton NN3 2QE Double-storey rear and side extension and demolition of the existing conservatory to the side</p>	N/A
<b>241.</b>	<a href="#">2024/4628/ADV</a>	<p>Doctors Surgery North Oval Northampton NN5 7LN Installation of NHS branded entrance signage on the corner of the Kings Heath Park (Recn ground)</p>	N/A

**MEETING CONCLUDED: 7:10 PM**



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

<b>Application No</b>	<b>Site Address and Proposal</b>	<b>Comments</b>
242. 2024/4789	<a href="#">223 Kettering Road Northampton NN2 7DU</a> Side structure with new roof and boundary treatment height increase (retrospective)	
243. 2024/4840	<a href="#">5 Holmfield Way, Northampton, NN3 3BJ</a> Flat-roofed single storey rear extension 3.59m x 2.75m x 2.44m with lantern-style rooflight	
244. 2024/4193	<a href="#">Elmdale, The Avenue, Dallington, Northampton, NN5 7AJ</a> Demolish & replace Front Porch. Erect gazebo to rear of building & lean-to structure to side of the building.	
245. 2024/4938	<a href="#">Warkworth House 105 Colwyn Road Northampton NN1 3PU</a> Removal of Conifers	
246. 2024/4885`	<a href="#">School House 9A Wallace Road Northampton NN2 7EE</a> Single storey rear extension and part side extension, forming lounge extension, plus utility room and WC	
247. 2024/4533	<a href="#">Building Plot Rear Of 48 Greenfield Avenue Northampton</a> Construction of a two storey hipped roof building 2x2 Bedroom Flats: One on the Ground Floor and one on the First Floor	
248. 2024/4913	<a href="#">76 Raeburn Road Northampton NN2 7EP</a> Two storey & single storey rear extension	
249. 2024/4949	<a href="#">52 Charnwood Avenue Northampton NN3 3DU</a> Crown reduction to 1 x Black Pine Remove deadwood and stubs to 4 x Black Pine Reduce large sub-dominant stem & crown reduction to 1 x Black Pine TPO 202 - G4	
250. 2024/4916	<a href="#">94 Semilong Road Northampton NN2 6DG</a> Convert dwelling into 4 Apartments.	
251. 2024/4920	<a href="#">209 St Andrews Road Northampton NN2 6BN</a> Conversion of dwelling to 2 flats	
252. 2024/4985	<a href="#">Flat 18 Military Court Military Road Northampton NN1 3EE</a> Remove Ivy and Lilac growing along the rear boundary wall	
253. 2024/4945	<a href="#">Northampton County Lawn Tennis Club, Church Way, Northampton, NN3 3BX</a> Proposed 2 number new padel courts & associated lighting to be installed on grass area to rear of tennis courts 7 & 8	
254. 2024/4874	<a href="#">190 Kingsley Road Northampton NN2 7BU</a> The erection of hardstanding to form a driveway	

		and the construction of a dropped kerb to facilitate access	
255.	2024/4976	<a href="#">Talbot House 2 Talbot Road Northampton NN1 4JB</a> Change of use from retail (Use Class E) to restaurant/cafe & hot food takeaway (Use Class Sui Generis) with new flat roof to side, ventilation flue and internal alterations	
256.	2024/4957	<a href="#">9 Neale Close Northampton NN3 3DB</a> Proposed first floor extension over garage and alterations	
257.	2024/3924	<a href="#">31B Greenfield Avenue Northampton NN3 2AA</a> Single storey outdoor building in the rear garden for a gym and play room	
258.	2024/4918	<a href="#">49 Aintree Road Northampton NN3 6EA</a> Two storey front extension	
259.	2024/4961	<a href="#">20 Norman Road Northampton NN3 2SG</a> Rear extension and internal alterations including relocation of main entrance from side elevation to front elevation	
260.	2024/4974	<a href="#">Miller And Carter Steakhouse Talavera Way Northampton NN3 8RN</a> Removal of mock Tudor timber cladding to external elevations of building at upper levels, with repairs to damaged render or replacement of render where required. Removal and replacement of 2no rotted timber windows at ground floor level to match other existing aluminium framed window units	
261.	2024/4898	<a href="#">Rear of 485 Wellingborough Road Northampton NN3 3HN</a> Demolition of existing garage, construction of 1 no dwelling.	
262.	2024/4759	<a href="#">13 Highlands Avenue, Northampton, NN3 6BG</a> Rear single storey flat roof extension, to provide ground floor bed room and wet room.	
263.	2024/4917	<a href="#">8 Yewtree Court, Northampton, NN3 6SF</a> Removal of existing brick wall next to side grass verge. Installation of wooden fence approx 3.6 metres to the west towards Yewtree court.	
264.	2024/4946	<a href="#">Lock Up Garages Stanley Road Northampton</a> Variation of conditions 2 (approved plans) and 8 (vehicular access) of WNN/2023/0279 (Demolition of 9no prefabricated garages and construction of 3no terrace houses with associated car parking) to amend the approved car parking layout and vehicular access	
265.	2024/4490	<a href="#">105 Lea Road Northampton NN1 4PE</a> Conversion of existing property to use Class C1-Serviced Accommodation (retrospective)	
266.	2024/4980	<a href="#">Memet Tilki 171 173 Wellingborough Road Northampton NN1 4DX</a> Change of use of existing upper floor	

		accommodation (Use Class E) to create a 21 bedroom bed and breakfast cum short-let tenancy accommodation (Use Class Sui Generis), including single storey rear extension at 171 Wellingborough Road on first floor, single storey rear extension at 173 & 175 Wellingborough Road on second floor, third floor loft conversion, and fire staircase	
267.	2024/4999 LBC	<a href="#">60 Bridge Street Northampton NN1 1PA</a> Proposed 4.5 x 4.5m banner style advertisement to the gable end of 60 Bridge Street	
268.	2024/4944/ ADV		
269.	2024/1187	<a href="#">Unit 3A, St James Retail Park, Towcester Road, Northampton, NN1 1EE</a> Part change of use from Class E(d) to Class E(a) to allow Unit 3A (at ground and mezzanine level) to be used for retail sales within Class E(a)	
270.	2024/0183	<a href="#">Land at Ross Road Northampton</a> 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.	
271.	2024/4777	<a href="#">93 Kingsley Road Northampton NN2 7BT</a> Single storey rear extension	
272.	2024/4987 LBD	<a href="#">21-23 Bridge Street Northampton NN1 1NH</a> Listed building consent for demolition of 21-23 Bridge Street to create 47no. apartments (Class C3), Commercial spaces (Use Class E), complete with bin and cycle storage provisions (part retrospective).	
273.	2024/4490	<a href="#">105 Lea Road Northampton NN1 4PE</a> Conversion of existing property to use Class C1-Serviced Accommodation (retrospective)	
274.	2024/5080	<a href="#">Merton Guest House 109 Colwyn Road Northampton NN1 3PU</a> Variation of condition 2 (number of occupiers) of 2024/3569/FULL (Change of use from a 6 person HMO (Use Class C4) to an 8 person HMO (Use Class SG)) to increase the number of occupiers by 2	
275.	2024/4978	<a href="#">68 The Drive Northampton NN1 4SP</a> Erection of a set back, single storey side and rear extension	
276.	2024/5038	<a href="#">29 Debdale Road Northampton NN3 2TR</a> Single storey wrap around extension	
277.	2024/4972	<a href="#">251 - 255 Wellingborough Road Northampton NN1 4EH</a> Installation of 2 illuminated Letter and 2 non-illuminated Letter signs, cladding & Located lettering	
278.	2024/5036	<a href="#">4 Artizan Road Northampton NN1 4HU</a> Proposed fenestration changes and removal of shop front	

279.	2024/4471	<a href="#">67 Norfolk Street Northampton NN2 6HR</a> Proposed single storey side and rear extension	
280.	2024/5063	<a href="#">35 Burns Street Northampton NN1 3QE</a> Proposed single storey rear and side extension to existing HMO	
281.	2024/5077	<a href="#">107 Colwyn Road Northampton NN1 3PU</a> Erection of two storey rear extension	
282.	2024/5104	<a href="#">54 56 Kingsley Road Northampton NN2 7BL</a> Proposed single storey rear infill extension	
283.	2024/5108	<a href="#">39 Weston Way Northampton NN3 3BN</a> Proposed two storey side extension and single storey rear extension. Construction of single storey detached store	
284.	2024/5106	<a href="#">69 - 71 Lower Thrift Street, Northampton, NN1 5HP</a> Proposed Garages to rear with 2No.Apartments over.	
285. 286. LBC	2024/5157 2024/5169	<a href="#">Old Black Lion Public House 1 3 Black Lion Hill Northampton NN1 1SW</a> Demolition of extensions and infills; modifications to internal fabric and insertion new partitioning to facilitate internal layout, rearranged WC provision, provision of function room, landlord apartment and office space (incorporating kitchen, WCs, meeting spaces and variety of office space); alterations to fenestration repairs and replacement of windows and doors, and new entranceway; addition of new stair and lift serving first floor. New rear extension to cottage section within courtyard to provide dining area; creation of new gate entrance to rear; landscaping of courtyard space and the provision of external seating areas. Addition of new stepped access and gate to St Peter's Church churchyard, new path with lighting within St Peter's churchyard, and a new trench within the churchyard.	
287.	2024/1108	<a href="#">130 Clarence Avenue, Northampton, NN2 6PA</a> Change of Use from dwellinghouse to house in Multiple Occupation (HMO) for six residents and ground floor rear extension.	Appeal to planning inspectorate against WNC refusal. <a href="#">NTC also recommended refusal</a>
288.	2024/5097	<a href="#">7 Donovan Court Northampton NN3 3DD</a> Alteration and extension of the existing garage with a room over to form a separate dwelling.	
289.	2024/5103	<a href="#">69-71 Lower Thrift Street Northampton NN1 5HP</a> Conversion of existing 2no. dwellings to 5no. apartments including single storey / two storey extensions and new dormers to rear.	
290.	2024/5179	<a href="#">Merton Guest House 109 Colwyn Road Northampton NN1 3PU</a> House of multiple occupation - Increase in the number of occupants from 8 to 10	



<p><b>291.</b>    <b>2024/5101</b></p>	<p><a href="#">Pentagon Park Barn Way Northampton NN5 7UW</a>  Reduce size of roller shutters, additional roller shutters, infill cladding above roller doors, new external canopy to loading area, reconfiguration of fire door and entrance door.</p>	
<p><b>292.</b>    <b>2024/2066</b></p>	<p><a href="#">Land between Glassthorpe Solar Farm and Northampton West Substation</a>  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.</p>	



**Northampton Town Council**

**Planning Committee – 20<sup>th</sup> November 2024**

**Budget Principles 2025/26 – Planning Committee element - Report of the Town Clerk**

**Purpose of report:** Top ask the committee to put forwards their budget for the cost heading under their management to go to the Policy and Finance Committee for consideration.

**Recommended:** That the committee puts forward its recommended budget for consideration by the Policy and Finance Committee

Members will be aware that the council has begun its budget process for 2025/26. The principle of this have been set by the Policy and Finance Committee.

The Planning committee has two budget headings under its control:

- Code 4600 – £10,000 – Neighbourhood Planning – No expenditure
- Code 4601 – £10,000 Planning Support - £565 on specialist training and support

The process for setting the budget is as follows:

1. Committees consider their elements and make recommendations
2. Policy and Finance Committee consider these and draft final budget for recommendation to the Council
3. Council considers final budget and subject to any final amendments approves the final budget in January
4. The precept request is sent to the WNC who are the precepting authority and collect it on behalf of town and parish councils and the police and fire authority.

The committee should consider the budget and what they would like for the next financial year.