



Northampton TOWN COUNCIL

PLANNING COMMITTEE – 18th SEPTEMBER 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 18th September 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
13th September 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 19th AUGUST 2024 – ATTACHED**
- 4. TO RECEIVE A PRESENTATION FROM CHRIS STOPFORD, HEAD OF PRIVATE SECTOR HOUSING AT WEST NORTHAMPTONSHIRE COUNCIL ON THE HMO ADDITIONAL LICENSING POLICY**
Pages 3-7
- 5. TO FORMULATE RESPONSE TO THE DEPARTMENT OF HOUSING, LEVELLING UP AND COMMUNITIES' CONSULTATION ON THE PROPOSED NATIONAL PLANNING POLICY FRAMEWORK REFORM**
- 6. DEMOCRATIC SERVICES REPORT ON NEW STREET NAMING PROPOSALS FOR DALLINGTON GRANGE ESTATE, MILL LANE, KINGSTHORPE, NORTHAMPTON N5 7PZ – TO FOLLOW**

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

Pages 8-11

PLANNING COMMITTEE – 19TH AUGUST 2024

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 19TH AUGUST 2024 AT 6PM IN THE TOWN COUNCIL'S COMMITTEE ROOM, LOCATED IN THE GUILDHALL, NORTHAMPTON

PRESENT: Councillors Connolly (Chair), Haque (Vice Chair), Birch, Fuchshuber, Ismail, McNicholas, Meredith and Purser.

OFFICER PRESENT: F Barford (Democratic Services Officer)

15. APOLOGIES FOR ABSENCE

Apologies were submitted by Councillor Choudary.

16. DECLARATIONS OF INTEREST

Councillor Purser declared a non-pecuniary interest in planning application 2024/2391/FULL (item 128) as he was a member of Northamptonshire Partnership Homes board, who were the applicant.

DSO's Note: This aforementioned application was not reviewed or discussed.

17. TO AUTHORISE THE CHAIR TO SIGN THE MINUTES OF THE LAST MEETING HELD ON 22ND JULY 2024

RESOLVED: The Chair was authorised to sign the minutes of the last meeting held on 22nd July 2024 as a true and accurate record of the proceedings.

18. DEMOCRATIC SERVICES OFFICERS REPORT ON WEST NORTHAMPTONSHIRE COUNCIL'S PROPOSED HMO ADDITIONAL LICENSING SCHEME CONSULTATION

The Democratic Services Officer (DSO), referred to the report enclosed within the agenda. She explained there was already an HMO Additional Licensing scheme in place however, this would cease in January 2025 therefore, the consultation was to enable its continuation.

A Councillor suggested that a representative from the Private Sector Housing team at West Northamptonshire Council attend a meeting to discuss the proposed scheme in further detail and provide more information on its current workings.

The DSO stated she could get in touch with Andrea Pellegram to see if she could assist in formulating the Committee's response however, explained she might not be able to assist as HMO Policies may not be within her expertise.

RESOLVED: It was agreed the Planning Committee would respond to the HMO Additional Licensing Scheme Consultation.

RESOLVED: That the Democratic Services Officer be directed to contact Andrea Pellegram for assistance in formulating a consultation response on behalf of the Planning Committee.

RESOLVED: It was agreed that if Andrea Pellegram was able to support, the Democratic Services Officer be delegated authorisation, in conjunction with the Committee Chair, to approve expenditure from the Planning Support budget code.

DSO's Note: Andrea Pellegram was contacted regarding support in responding to the HMO Additional Licensing Scheme Consultation however, she has since retired and no longer supporting clients. Other Planning Consultants were contacted however they advised an HMO Additional Licensing Policy was outside of their scope.

19. DEMOCRATIC SERVICES OFFICERS REPORT ON WEST NORTHAMPTONSHIRE COUNCIL'S DRAFT LOCAL TRANSPORT PLAN

The DSO referred to the report enclosed within the agenda. A Councillor posed the Draft Local Transport Plan Consultation be deferred to the Environmental Services Committee as it seemed more applicable.

RESOLVED: It was agreed the Planning Committee would not complete a response to West Northamptonshire Council's Draft Local Plan and the matter be **DEFERRED** to the Environmental Services Committee.

20. FUTURE AGENDA ITEMS FOR CONSIDERATION

The DSO highlighted the Department of Levelling up, Housing and Communities (DHLUC) were hosting a consultation on proposed reforms to the National Planning Policy Framework, she highlighted the significance as this would be the overarching policy that would dictate local plans and planning decisions.

A Councillor stated this was a significant consultation and recommended that Councillors respond their individual views however, a Committee response should be submitted. The DSO stated the proposed policy was lengthy however, recommended all councillors read this prior to the next meeting. A Councillor suggested that a councillor should be nominated to read and report back an overview to the Committee.

RESOLVED: It was agreed that Councillor Purser read the proposed reforms to the National Planning Policy Framework.

21. 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
123. 2024/3371/ADV	Beacon Entertainments Weedon Road Northampton NN5 5BG New external signage to replace old signage onsite with old brand	Northampton Town Council's Planning Committee made no comment on this application.
124. 2024/3477/FULL	556 Wellingborough Road, Northampton, NN3 3JA Extension of rear decking area	Northampton Town Council's Planning Committee made no comment on this application.
125. 2024/2353/FULL	60 Bants Lane Northampton NN5 6AJ Proposed new vehicle crossing & dropped kerb	Northampton Town Council's Planning Committee made no comment on this application.

126.	2024/3442/FULL	57 Thorburn Road Northampton NN3 3DA Single Storey Rear Extension (retrospective)	Northampton Town Council's Planning Committee made no comment on this application.
127.	2024/3462/FULL	Northampton Service Station 26 Victoria Promenade Northampton NN1 1HB Creation of charging zone, erection of EV chargers, sub-station enclosure, LV panel, meter cabinet and associated works	Northampton Town Council's Planning Committee made no comment on this application.
128.	2024/2391/FULL	Recycling Centre Westbridge Depot 9-13 St James Mill Road Northampton New 2-storey office building and associated car parking	Northampton Town Council's Planning Committee made no comment on this application.
129.	2024/3420/ADV	149 Park Avenue North Northampton NN3 2HY Illuminated sign on front and side elevation with window and door vinyl to replace previous branding	Northampton Town Council's Planning Committee made no comment on this application.
130.	2024/3448/FULL	160 Bants Lane Northampton NN5 6AH Proposed two storey side extension with new front porch	Northampton Town Council's Planning Committee made no comment on this application.
131.	2024/3467/FULL	57 Billing Road Northampton NN1 5DB Reinstatement of 57 Billing Road as a separate property from no. 56 including altering rear window to create a door, a new 2 m close board fence to divide the rear parking areas, and new parking and crossover	Northampton Town Council's Planning Committee made no comment on this application.
132.	2024/3444/FULL	30 Cowper Street Northampton NN1 3QR Proposed Single storey rear extension (retrospective)	Northampton Town Council's Planning Committee made no comment on this application.
133.	2024/3570/FULL	107 Colwyn Road, Northampton, NN1 3PU Erection of two storey rear extension	Northampton Town Council's Planning Committee made no comment on this application.
134.	2024/3270/FULL	11 Cowper Street Northampton NN1 3QR Change of use from 4 bed HMO to 6 bed HMO with single storey rear extension	Northampton Town Council's Planning Committee made no comment on this application.
135.	2024/3569/FULL	Merton Guest House 109 Colwyn Road Northampton NN1 3PU Change of use from a 6 person HMO (Use Class C4) to an 8 person HMO (Use Class SG)	The Planning Committee OBJECTED to the proposed development citing fire safety concerns with the placement of the bedroom within the cellar, in addition to lack of the detail on the refuse stores that would be provided. The Committee commented the increased occupancy of this development would further contribute to the ongoing waste, refuse and fly-tipping issues on Colwyn Road.
136.	2024/3584/FULL	524 Wellingborough Road, Northampton, NN3 3HY Demolition of existing dwelling and construction of 4no. single storey detached dwellings with associated access	Northampton Town Council's Planning Committee made no comment on this application.
137.	2024/3059/FULL	270 Wellingborough Road Northampton NN1 4EJ Retention of existing extraction/flue system with rear side proposal acoustic chamber	Northampton Town Council's Planning Committee made no comment on this application.

138.	2024/3541/FULL	45 Thursby Road, Northampton, NN1 5NB Change of use from Dwelling [Use Class C3] to House in multiple Occupation [Use Class C4] for 6 occupants	The Planning Committee OBJECTED to the proposed development, stating the change of use would cause the loss of a family home and the increase in occupancy would be detrimental to the already problematic parking within Thursby Road. In addition, the increase in waste, noise generated from occupants' coming and goings would have a detrimental impact to neighbouring properties and street.
139.	2024/3610/FULL	40 Romany Road Northampton NN2 7DJ Proposed two storey rear extension and internal alteration	Northampton Town Council's Planning Committee made no comment on this application.
140.	2024/1548/FULL	South Midlands Co Operative Society Ltd Car Park Barry Road Northampton NN1 5JS Erection of 2 detached two storey dwellings	Northampton Town Council's Planning Committee made no comment on this application.
141.	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	Northampton Town Council's Planning Committee made no comment on this application.
142.	2024/3576/ADV	Land adjacent to 296 Wellingborough Road Northampton NN1 4EP Proposed 2 new illuminated fascia signs	Northampton Town Council's Planning Committee made no comment on this application.
143.	2024/3692/ADV	Little Billing Way/A4500 Wellingborough Road Roundabout Northampton NN3 9JQ 4 no. non-illuminated fascia signs	Northampton Town Council's Planning Committee made no comment on this application.
144.	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 new drawing numbers/revisions	Northampton Town Council's Planning Committee made no comment on this application.
145.	2024/3725/FULL	49 St Michaels Road Northampton NN1 3JT Loft conversion and associated roof lights to increase from existing 5 person/bed to a 6 person/bed (House of multiple occupation)	Northampton Town Council's Planning Committee made no comment on this application.
146.	2024/3488/FULL	3 Langham Place Northampton NN2 6AA Change of use from large single dwelling (use class C3) into residential care home (use class C2).	Northampton Town Council's Planning Committee made no comment on this application.

147. 2024/3571/FUL	Warkworth House 105 Colwyn Road Northampton NN1 3PU Erection of two storey rear extension	Northampton Town Council's Planning Committee made no comment on this application.
148. 2024/3730/LBC	Coach House 114 Harlestone Road Northampton NN5 6AB Listed building consent for the removal and replacement of rear dormer window with external alterations	Northampton Town Council's Planning Committee made no comment on this application.
149. 2024/3696/MAF	L & H Polymers Ltd 25 35 Crow Lane Northampton Erection of a storage and distribution building (Use Class B8) including ancillary offices, access, car parking, yard and circulation space and associated works	Northampton Town Council's Planning Committee made no comment on this application.

MEETING CONCLUDED: 7:00PM

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
150. 2024/3800/FULL	4 Royal Terrace Northampton NN1 3RF Replacement of lean-to extension with new single storey rear extension (retrospective)
151. 2024/2441/FULL	Buildings at 35-45 Abington Street Northampton NN1 2AW and 20-28 Wood Street Northampton NN1 2ED Demolition of buildings at 35-45 Abington Street and 20-28 Wood St and implementation of interim restoration strategy.
152. 2024/3824/FULL	Newton Building St Georges Avenue Northampton NN2 6JA Proposed replacement pedestrian bridge
153. 2024/3802/FULL	7 Donovan Court Northampton NN3 3DD Convert existing garage into an annexe by extending the ground floor and extending first floor.
154. 2024/3726/PA	35-39 Kinswell Street NN1 1PP 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
155. 2024/3483/FULL	3 Robert Street Northampton NN1 3BL Change of use from a dwellinghouse (Use Class C3) into a HMO for 6no. occupants (Use Class C4)
156. 2024/3894/FULL	20 Saddleback Road Northampton NN5 5HL 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.
157. 2024/3795/FULL	Church & Co Footwear Ltd 70 76 St James Road Northampton NN5 5JB 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
158. 2024/3904/FULL	340 Billing Road East Northampton NN3 3LJ 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.
159. 2024/3937/FULL	Northampton Town Fc Sixfields Stadium Walter Tull Way Northampton NN5 5QA The erection of a Camera Gantry
160. 2024/3845/FULL	1 Beechwood Drive Northampton NN3 3DW Proposed rear extension and garage refurbishments
161. 2024/3560/FULL	21 & 22 York Road Northampton NN1 5QG 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
162. 2024/3506/FULL	35 Lindsay Avenue Northampton NN3 2SJ Two storey rear extension
163. 2024/3928/LBC	County Court George Row Northampton NN1 1DF Listed building consent for repairs and replacements to windows

164.	2024/3742/FULL	75B 77 Abington Street Northampton NN1 2BH Alterations of front elevation including a new shop front
165.	2024/3968/FULL	Storage unit Spencer Street Northampton NN5 5JX Demolition of existing commercial building and erection of 4No. apartments
166.	2024/3879/LBC	County Hall George Row Northampton NN1 1DF Listed building consent for essential maintenance works and refurbishment works to provide safe functional spaces for civic, public and office use
167.	2024/4007/FULL	4 Artizan Road Northampton NN1 4HU Change of use of existing retail unit (Class E) to 4No apartments (Class C3) including fenestration changes and removal of shop front
168.	2024/3794/ADV	Church & Co Footwear Ltd 70 76 St James Road Northampton NN5 5JB Advertisement consent for the illumination of 3 existing factory signs
169.	2024/2707/FULL	Garages To Rear Of Norman Road Northampton NN3 2SG Existing garages to be removed to build a new dwelling
170.	2024/3936/LBC	Ashby Corridor Northampton General Hospital Billing Road Northampton 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
171.	2024/3984/FULL	351 Billing Road East Northampton NN3 3LL Rear ground floor extension
172.	2024/4039/FULL	78 Kingsley Road Northampton NN2 7BL Replacement of front elevation UPVC casement windows with timber sash windows and reinstatement of front boundary wall
173.	2024/4051/FULL	12 Abbots Way Northampton NN5 5DB Single storey rear extension (part retrospective)
174.	2024/3830/FULL	69 Birchfield Road Northampton NN1 4RG Construction of porch and bin store
175.	2024/3291/FULL	257 Abington Avenue, Northampton, NN3 2BU 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
176.	2024/1548/FULL	64 Billing Road Northampton NN1 5DE Proposed double garage to replace existing
177.	2024/4022/FULL	23 Harding Terrace Northampton NN1 2PF Proposed demolition of existing industrial unit and erection of single dwelling
178.	2024/3979/FULL	Northampton Academy Billing Brook Road Northampton NN3 8NH Permanent installation of portakabin for use as a welfare unit
179.	2024/3985/FULL	80 Harlestone Road, Northampton, NN5 7AG Proposed Change of Use from Dwellinghouse [Use Class C3] to a 2-bedroom children's care home [Use Class C2]
180.	2024/3977/LBC	Former Globe Leatherworks Dunster Street Northampton NN1 3JY 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.
181.	2024/4074/FULL	15-17 Drapery Northampton NN1 2ET Change of use of the first, second, third and fourth floors (Use Class E) to create 7 self-contained flats (Use Class C3) and other associated works

182.	2024/4090/S73	Land Adj To Car Park Oriental Paradise Restaurant The Causeway Northampton 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
183.	2024/4079/FULL	214 Abington Avenue Northampton NN1 4PR Proposed detached annex (Retrospective)
184.	2024/4055/FULL	37 Tower Square, Northampton, NN5 5FH Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 4 occupants
185.	2024/4045/FULL	6 Rosenella Close Northampton NN4 8RX Removal of existing conservatory. Proposed single story flat roof rear extension. (part retrospective)
186.	2024/4105/FULL	57 Somerset Street Northampton NN1 3LW Solid wall insulation rendered white to all external walls to the front, side and rear elevations (retrospective)
187.	2024/4204/FULL	77 Essex Street, Northampton, NN2 6DR Proposed Change of Use from dwelling (Use Class C3) to Children's Home (Use Class C2) for up to 2No children
188.	2024/3972/FULL	5 Crabb Tree Drive, Northampton, NN3 5DR Conversion of part of attached Garage to WC/Utility Room
189.	2024/3973/FULL	9 Glebeland Crescent Northampton NN5 7HB Dropped kerb for parking
190.	2024/4131/FULL	37 Tintern Avenue Northampton NN5 7BY Single storey rear extension
191.	2024/4198/ADV	The Boulevard, Units 3 And 4 Octagon Way Northampton NN3 8JP New internally illuminated fascia sign
192.	2024/4196/S73	The Boulevard, Units 3 And 4 Octagon Way Northampton NN3 8JP 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
193.	2024/4176/FULL	73 Lowlands Close, Northampton, NN3 5EX 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
194.	2024/4128/FULL	97 Adams Avenue, Northampton, NN1 4LJ Change of use of dwellinghouse (Use Class C3) to House in multiple occupation (Use Class C4) for 5 occupants
195.	2024/4115/FULL	22 Abington Grove Northampton NN1 4QW 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
196.	2024/4233/FULL	26 Muscott Street Northampton NN5 5EY Existing house to be converted into two 1 bedroom flats
197.	2024/1724/FULL	Land to rear of 92 Lower Adelaide Street Northampton NN2 6BB Part demolition of existing storage building and conversion of remaining storage buildings into 3No new one bedroom dwellings.

198.	2024/4094/FULL	Flat 2 21 St Pauls Road Northampton NN2 6ES Rear extension with changes to existing bathroom
199.	2024/4254/FULL	94 Windsor Crescent Northampton NN5 5AW New 2 storey block for 2 Flats