

PLANNING COMMITTEE – 24TH JULY 2023

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 24TH JULY AT 6PM IN THE TOWN COUNCIL'S COMMITTEE ROOM LOCATED IN THE GUILDHALL, NORTHAMPTON

PRESENT: Councillors Haque (Deputy Chair), Birch, Fuchshuber, Meredith and Purser.

OFFICERS PRESENT: Mrs J Thorneycroft (Assistant Town Clerk) and Miss F Barford (Democratic Services Officer)

12. 1`ELECTION OF A SUBSITUTE CHAIR

Due to the absence of the Chair and Deputy Chair an election of a Substitute Chair was held.

RESOLVED: That Councillor Purser Chairs this meeting in absence of the Chair and Deputy Chair

13. APOLOGIES FOR ABSENCE

Apologies were submitted by Councillors Connolly (Chair), Choudary, G Eales and Lane.

14. DECLARATIONS OF INTEREST

No declarations were submitted.

15. TO AUTHORISE THE CHAIR TO SIGN THE MINUTES OF THE LAST MEETING HELD ON 26TH JUNE 2023

RESOLVED: The Substitute Chair was authorised to sign the minutes of the previous meeting held on 26th June as a true and accurate record of the proceedings.

16. DEMOCRATIC SERVICES OFFICER REPORT IN REGARDS TO SEEKING PLANNING ADVICE AND PLANNING CONSULTANT

The Democratic Services Officer explained that the Town Clerk had attended a planning course with SLCC hosted by Mrs Andrea Pellegram and he suggested the Town Council request whether she would be happy to assist us with planning advice, planning representations, HMOs and Neighbourhood Plan. She continued that Mrs Pellegram was happy to assist the Town Council with our endeavours.

The Democratic Services Officer stated the Town Council had contacted at least two other planning consultants however, they were either at capacity and were not interested in assisting the Council in developing a neighbourhood plan. She continued that Mrs Andrea Pellegram provided training courses and recommended that the Town Council's Planning Committee attend one on Neighbourhood Planning.

A Councillor stated that a discussion on Neighbourhood Plans needed to be held as it would take a long time to undertake therefore, it may be more beneficial for the Planning Committee to engage with West Northamptonshire Council on our concerns whilst they were formulating their "Development Plan". A Councillor agreed with the Councillor's sentiments stating that she had worked on a Neighbourhood Plan that has been six-years in the making and was just approaching it's final consultation stage before being adopted.

A Councillor stated any planning assistance and advice would be greatly welcomed to help guide this Committee.

In response to a question, the Democratic Services Officer explained she had requested further detail from Mrs Andrea Pellegram on her hourly rate and costs however, she was yet to hear a response. A Councillor stated that the Policy and Finance Committee should be consulted for guidance because, if the Committee sought Planning Advice on a high-volume of applications then it could become costly.

AGREED: That the Planning Committee attend a Q&A Session with Mrs Andrea Pellegram of Pellegram Ltd to gain further information on her services.

DSO's Note: The Deputy Chair had joined the meeting and therefore undertook the chairing of this meeting from this agenda item onwards.

17. DEMOCRATIC SERVICES OFFICER REPORT ON THE GREYFRIARS DEVELOPMENT

The Democratic Services Officer advised the Committee that West Northamptonshire Council had issued a news story seeking engineers and designers to assist in the vision for the former Grey Friars site. She continued that Greyfriars was the largest brownfield site within West Northamptonshire and suggested that the Committee consider if and how they wish to engage with the principal authority on this.

A Councillor stated that a new coach interchange was required as the current interchange on Victoria Street was subpar with no facilities or free-to-use toilets. A Councillor added that there had been many ideas and designs issued on the site however, none had come to fruition.

A Councillor suggested that a meeting be requested with the appropriate West Northamptonshire Council regeneration team focusing on the Greyfriars site to gain more information and engage with them.

AGREED: That the Planning Committee wish to engage with West Northamptonshire Council on the Greyfriars Development.

18. TOWN CLERKS REPORT ON COMMUNITY INFRASTRUCTURE LEVY

The Democratic Services Officer stated that the Town Clerk completed a report on Community Infrastructure Levy (CIL). She added the rationale was that the Town Council had received a payment of £9,599 from West Northamptonshire Council as a CIL payment though, it was currently unclear what development(s) constituted the payment. The Democratic Services Officer explained she had requested a CIL Officer to attend a meeting however, they do not have capacity at the moment for one to attend.

NOTED

19. 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
73. WNN/2023/0526	31, Abington Park Crescent, -, Northampton, Northamptonshire, NN3 3AD Construction of detached garage to right of existing property with dual pitched roof	Northampton Town Council made no comment on this application.
74. WNN/2023/0562	44, Victoria Road, -, Northampton, Northamptonshire, NN1 5ED Change of Use from House in Multiple Occupation for 5 occupants (Use Class C4) to House in Multiple Occupation for 7 occupants (Sui Generis)	Northampton Town Council made no comment on this application.
75. WNN/2023/0563	26, Adams Avenue, -, Northampton, Northamptonshire, NN1 4LQ Change of Use from House in Multiple Occupation for 5 occupants (Use Class C4) to House in Multiple Occupation for 6 occupants (Use Class C4)	The Planning Committee raised concerns with the sizing of the bedrooms and the lack of amenities for the proposed number of occupants.
76. WNN/2023/0543	468, Billing Road East, -, Northampton, Northamptonshire, NN3 3LF	Northampton Town Council made no comment on this application.

	Change of Use of School (Use Class F1) to Members Only Retail Club (Sui Generis) with retention of storage building, utilising existing access to highway with new car parking, internal layout and part c/u to garden for 468 Billing Road East	
77. WNN/2023/0599	140, Abington Avenue, -, Northampton, Northamptonshire, NN1 4PD Prior Notification of Change of Use from existing Takeaway (Sui Generis) to 3no single bed Studio Flats (Use Class C3) on the ground floor	The Planning Committee raised concerns with the lack of light into two of the studio suites and ventilation. Furthermore, it was raised the development would contribute further to pre-existing highways issues on Abington Avenue.
78. WNN/2023/0561	59, Holly Road, -, Northampton, Northamptonshire, NN1 4QL Construction of rear garage and store together with internal alterations and side extension	Northampton Town Council made no comment on this application.
79. WNN/2023/0521	2, Abington Street, -, Northampton, Northamptonshire, NN1 2AJ Replacement of existing entrance lobby aluminium shopfront and door with new aluminium shopfront and doorway in white. Existing aluminium shopfront to be repainted white. Replacement of decayed stonework plinth to full perimeter of shopfront with new stone to match existing.	Northampton Town Council made no comment on this application.
80. WNN/2021/0949	L H Jaffa Car Park, Albert Place, -, Northampton, Northamptonshire Development of 10no Apartments on 4 storeys with associated bin and cycle storage	Northampton Town Council made no comment on this application.
81. WNN/2023/0565	Rock Bottom Discount Car Park, 32, Abington Grove, -, Northampton, Northamptonshire, NN1 4QX Change of Use from Store Car Park (Sui Generis) to Trade Yard For Garden and Building Products with Parking (Sui Generis)	Northampton Town Council made no comment on this application.
82. WNN/2023/0568	1, Mulberry Close, -, Northampton, Northamptonshire, NN5 7AW Single storey rear extension	Northampton Town Council made no comment on this application.
83. WNN/2023/0571	34, Austin Street, -, Northampton, Northamptonshire, NN1 3EY 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.
84. WNN/2023/0572	60, Gold Street, -, Northampton, Northamptonshire, NN1 1RS Change of Use of existing Offices (Use Class E) to House in Multiple Occupation for 22no occupants (Sui Generis). Class E Use retained at ground floor level of 56 Gold Street, 58 Gold Street and partly 60 Gold Street.	The Planning Committee OBJECTED to the proposed development commenting the rooms were small in size with a lack of facilities for a HMO of 22 occupants especially with on two kitchens available.

85. WNN/2023/0575	3, Lakeside Close, -, Northampton, Northamptonshire, NN5 7FG Single storey rear and side extension, first floor extension over existing garage and loft conversion	Northampton Town Council made no comment on this application.
86. WNN/2023/0570	25, Northwood Road, -, Northampton, Northamptonshire, NN3 2LR Erection of single storey side extension with load-bearing walls, new windows and new external door, creation of single opening into existing end gable wall to create access from main house to new single storey extension and minor alterations to existing interiors with the relocated open plan kitchen/living, wc/shower and storage area	Northampton Town Council made no comment on this application.
87. WNN/2023/0578	1, Kingsley Gardens, -, Northampton, Northamptonshire, NN2 7BW Erection of one-bedroom bungalow	Northampton Town Council made no comment on this application.
88. WNN/2023/0631	The Royal Theatre Royal And Derngate Theatres, Guildhall Road, -, Northampton, Northamptonshire, NN1 1EA Listed Building Consent Application for replacement of the safety curtain hoist	Northampton Town Council made no comment on this application.
89. WNN/2023/0579	86, Palmerston Road, -, Northampton, Northamptonshire, NN1 5EX Single storey wrap around and two storey rear extension	Northampton Town Council made no comment on this application.
90. WNN/2023/0585	Unit 7 St James Retail Park, Towcester Road, -, Northampton, Northamptonshire, NN1 1EE Installation of two rapid electric vehicle charging stations within the car park of McDonalds. Two existing parking spaces will become EV charging bays, along with associated equipment	Northampton Town Council made no comment on this application.
91. WNN/2023/0586	64, St Giles Street, -, Northampton, Northamptonshire, NN1 1JW Change of Use from Shop (Use Class E) to Piercing and Tattoo Studio (Sui Generis)	Northampton Town Council made no comment on this application.
92. WNN/2023/0541	109, Balfour Road, -, Northampton, Northamptonshire, NN2 6JE Single storey front extension and single storey rear extension	Northampton Town Council made no comment on this application.
93. WNN/2023/0463	535, Wellingborough Road, -, Northampton, Northamptonshire, NN3 3HU Vehicular access to property including dropped kerb	Northampton Town Council made no comment on this application.
94. WNN/2023/0600	4, Woodrush Way, -, Northampton, Northamptonshire, NN3 7HU Part single storey front extension and extension above existing side projection	Northampton Town Council made no comment on this application.
95. WNN/2023/0604	1, Holly Road, -, Northampton, Northamptonshire, NN1 4QL	The Planning Committee OBJECTED to the proposed development on the grounds of overdevelopment.

	Addition of a lower ground floor light-well and internal reconfigurations	
96. WNN/2023/0612	8, Chestnut Terrace, -, Northampton, Northamptonshire, NN3 2JT Single/double storey rear extensions and new garage to side	Northampton Town Council made no comment on this application.
97. WNN/2023/0590	50, Colwyn Road, -, Northampton, Northamptonshire, NN1 3PX Removal of Condition 1 of Planning Permission N/1992/734 (Convert house to seven individual person accommodation units comprising one self-contained flat and six bed sitting rooms)	The Planning Committee OBJECTED to the proposed development as the drawings were insufficient and do not clearly demonstrate the facilities on offer and recommended the applicant re-submit more adequate drawings.
98. WNN/2023/0616	45, Wycliffe Road, -, Northampton, Northamptonshire, NN1 5JQ Single storey rear extension	Northampton Town Council made no comment on this application.
99. WNN/2023/0618	73, Coaching Walk, -, Northampton, Northamptonshire, NN3 3EU Single storey rear extension and two storey side extension	Northampton Town Council made no comment on this application.
100. WNN/2023/0620	85, Bushland Road, -, Northampton, Northamptonshire, NN3 2NP 7 by 7 metre detached garage	Northampton Town Council made no comment on this application.
101. WNN/2023/0614 WNN/2023/0615	30, Billing Road, -, Northampton, Northamptonshire, NN1 5DQ Listed Building Consent Application for the installation of air-source heat pumps and fitting of wrought iron security gates	Northampton Town Council made no comment on this application.
102. WNN/2023/0529	81, Northampton Lane South, -, Northampton, Northamptonshire, NN3 7RJ New dropped kerb and driveway installation	Northampton Town Council made no comment on this application.
103. WNN/2023/0607	1, Weedon Road, -, Northampton, Northamptonshire, NN5 5BE Variation of Condition 3 of Planning Permission N/2020/0717 (Replacement door and new windows) to change from non-opening windows to windows that can be opened	Northampton Town Council made no comment on this application.
104. WNN/2023/0534	33, Marefair, -, Northampton, Northamptonshire, NN1 1SR Listed Building Consent Application for repairs to roof, chimney stack, rendering and ceilings, installation of new fire doors and repairs to existing and improvement to fire-stopping measures	Northampton Town Council made no comment on this application.
105. WNN/2023/0625	55, Westcott Way, -, Northampton, Northamptonshire, NN3 3BE Two storey side extension	Northampton Town Council made no comment on this application.
106. WNN/2023/0189	25, Gold Street, -, Northampton, Northamptonshire, NN1 1RA Development works to an existing commercial property including third floor mansard type roof extension with dormer	Northampton Town Council made no comment on this application.

	projections and a 3 storey flat roof rear extension creating 6no office units	
107. WNN/2023/0624	6, St Michaels Avenue, -, Northampton, Northamptonshire, NN1 4JQ Create of 1no one bedroom flat on each of the four floors within each of the two properties (these are now combined) with a mezzanine floor on the top floor (total of 8no additional flats), including small rear extension to house bathrooms/kitchens	The Planning Committee recommended that Northamptonshire Highways be consulted and provide a report on any highways issues that may be incurred. In addition the Committee commented that the plans did not state where household refuse would be stored.
108. WNN/2022/1391	Planning Dump Address Approval of Reserved Matters pursuant to Outline Planning Permission N/2014/1429 for 264 no dwellings on Phase 1B (part of) Dallington Grange and approval of conditions 11, 12, 14, 19, 20, 24, 29, 30, 39, 40 and 41 of N/2014/1429	The Planning Committee agreed that the developers of the Dallington Grange be invited to provide a presentation to the Committee with invitations extended to neighbouring Parish Councils to gain further information and detail on the development. <i>DSO's Note: Persimmons has been contacted to request a meeting date to be arranged.</i>

20. ITEMS FOR FUTURE AGENDAS

No discussion was held under this agenda item.