

PLANNING COMMITTEE

MINUTES OF THE PLANNING COMMITTEE HELD ON 12TH APRIL 2023 AT 6PM
IN THE COMMITTEE ROOM WITHIN THE TOWN COUNCIL'S OFFICES THE GUILDHALL, NORTHAMPTON

PRESENT: Councillors Connolly (Chair), Choudary, Fuchshuber, Ismail, Lane, Miah, Purser and Stevens

OTHER COUNCILLORS PRESENT: Councillor Birch

OFFICERS PRESENT: Mr S Carter (Town Clerk) and Miss F Barford (Democratic Services Officer)

OTHERS PRESENT: Mr Miah (Local Resident)

55. APOLOGIES FOR ABSENCE

Apologies were submitted by Councillors Meredith and Russell.

56. DECLARATIONS OF INTEREST

No declarations of interests were submitted.

57. TO AUTHORISE THE CHAIR TO SIGN THE MINUTES OF THE LAST MEETING HELD ON 1ST MARCH 2023

RESOLVED: The Chair was authorised to sign the minutes of the last meeting held on 1st March 2023 as a true and accurate record.

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

Clerk's note: Due to the high volume of applications received by Northampton Town Council from the Planning Authority it was agreed that Councillors call-in applications they intend to review and a comment on.

Application No	Site Address and Proposal	Comments
1. WNN/2023/0194	25, Mapperley Drive, -, Northampton, Northamptonshire, NN3 9UF New porch to front elevation	Northampton Town Council made no comment on this application.
2. 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 projections and a 3 storey flat roof rear extension creating 6no office units	Northampton Town Council made no comment on this application.
3. WNN/2022/1031 & 4. WNN/2022/1034 (LB Consent)	3, Kingswell Street, -, Northampton, Northamptonshire, NN1 1PP Two storey side extension to original main building and associated internal alterations to existing building to suit extension and new arrangement	The Planning Committee of Northampton Town Council strongly SUPPORTS this application. This will make use of what is a derelict space and enhance the street scene. We would support the approval of these applications.
5. WNN/2023/0153	Kings Park Road, -, Northampton, Northamptonshire Prior Notification of installation of solar PV system of approximately 100,000Kwatts per annum. The panels are proposed to be mounted on the roofs of Caxton and Babbage House blocks in the Science Park	Northampton Town Council made no comment on this application.

6. WNN/2023/0070	4, Billing Road, -, Northampton, Northamptonshire, NN1 5AN Change of Use from Professional Services (Use Class E(c)) to mixed use of Professional Services and Medical Services (Use Class Sui Generis)	Northampton Town Council made no comment on this application.
7. WNN/2023/0151	29, Park Avenue North, -, Northampton, Northamptonshire, NN3 2HT Extension to detached garage	Northampton Town Council made no comment on this application.
8. WNN/2023/0197	Talavera Way, -, Northampton, Northamptonshire Extend existing garage	Northampton Town Council made no comment on this application.
9. WNN/2023/0198	64, Lumbertubs Lane, -, Northampton, Northamptonshire, NN3 6AH Two storey rear extension and side extension with new front porch and erection of two storey detached garage	Northampton Town Council made no comment on this application.
10. WNN/2023/0190	110, Adams Avenue, -, Northampton, Northamptonshire, NN1 4LJ Conversion of Dwellinghouse to 5no Flats with a two storey rear extension	The Planning Committee of Northampton Town Council would recommend that this application be REFUSED . This application represents overdevelopment for the area, and it is not in keeping with the street scene. This will also create issues with parking which is already at capacity.
11. WNN/2023/0192	2, Langham Place, -, Northampton, Northamptonshire, NN2 6AA Conversion of one flat to 2no flats	Northampton Town Council made no comment on this application.
12. WNN/2023/0207	74, St Giles Street, -, Northampton, Northamptonshire, NN1 1JW Listed Building Consent Application for replacement of rear timber fascias, soffits and dormer cladding and replacement of gutters and downpipes	Northampton Town Council made no comment on this application.
13. WNN/2023/0206	9, Church Way, -, Northampton, Northamptonshire, NN3 3BT 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	Northampton Town Council made no comment on this application.
14. WNN/2023/0182	33, Winnington Close, -, Northampton, Northamptonshire, NN3 5JN Replacement and enlargement of existing porch	Northampton Town Council made no comment on this application.
15. WNN/2023/0214	54, Park Avenue North, -, Northampton, Northamptonshire, NN3 2JE Single storey side extension and internal alterations	Northampton Town Council made no comment on this application.
16. WNN/2023/0203 17. WNN/2023/0202 (LB)	12, York Road, -, Northampton, Northamptonshire, NN1 5QG Internal amendments, replacement of non-original windows with windows to match,	Northampton Town Council made no comment on this application.

	creation of two new windows and general repair to facade and roof to match existing	
18. WNN/2023/0098	104, Kenmuir Avenue, -, Northampton, Northamptonshire, NN2 7EJ Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 occupants	Northampton Town Council made no comment on this application.
19. WNN/2023/0127	70, Kingsley Road, -, Northampton, Northamptonshire, NN2 7BL Conversion of existing garage to form a one bedroom flat	Northampton Town Council made no comment on this application.
20. WNN/2022/0410	Market Square, -, Northampton, Northamptonshire Change of Uses previously granted under planning to incorporate Flexible Retail Use on Level One, a Pod Hotel on Level 2 and new Residential Uses on Levels 2 and 3 with additional new built Levels 4 and 5 to provide solely Residential Accommodation	Northampton Town Council made no comment on this application.
21. WNN/2023/0218	Barrack Road, -, Northampton, Northamptonshire, NN1 3RL Listed Building Consent Application to replace like for like windows and doors on the building in line with heritage requirements	Northampton Town Council made no comment on this application.
22. WNN/2023/0154	140, Abington Avenue, -, Northampton, Northamptonshire, NN1 4PD Prior Notification of Change of Use from Takeaway (Sui Generis) to 4no Studio Flats (Use Class C3) on the ground floor	The Planning Committee of Northampton Town Council recommend that this application be REFUSED . This application is considered to be overdevelopment and it will also present issues with parking is already stretched in the area
23. WNN/2023/0220	140, Bridge Street, -, Northampton, Northamptonshire, NN1 1PZ New balance tank to be used for the storage of effluent prior to being discharged into the public sewer	Northampton Town Council made no comment on this application.
24. WNN/2023/0127	70, Kingsley Road, -, Northampton, Northamptonshire, NN2 7BL Conversion of existing garage to form a one bedroom flat	Northampton Town Council made no comment on this application.
25. WNN/2023/0229	6, Meadway, -, Northampton, Northamptonshire, NN3 3BP Loft conversion with installation of rear loft dormer	Northampton Town Council made no comment on this application.
26. WNN/2023/0230	25, Booth Lane South, -, Northampton, Northamptonshire, NN3 3ER Demolition of the non-compliant single storey front, rear extension and dormer window and construction of new single storey front, rear and side extensions, new porch, new dormer to the front and rear extension, regularisation of a hip to gable loft conversion	Northampton Town Council made no comment on this application.
27. WNN/2023/0221	7, Bradshaw Street, -, Northampton, Northamptonshire, NN1 2HL	Northampton Town Council made no comment on this application.

	Change of Use from Insurance Office (Use Class E) to Unisex Hair Salon (Use Class E) and Unisex Beauty Salon (Sui Generis)	
28. WNN/2023/0215	54, Brookfield Road, -, Northampton, Northamptonshire, NN2 7LP Demolition of existing conservatory and single garage and construction of new extension to existing dwelling to the rear and new double garage	Northampton Town Council made no comment on this application.
29. WNN/2023/0235	40, Dunster Street, -, Northampton, Northamptonshire, NN1 3JY Change of Use from Industrial Unit (Use Class E(g)), to Residential (Use Class C3) to create 4no 1-bedroom apartments, with changes to front/rear elevation and replacement roofing	Northampton Town Council made no comment on this application.
30. WNN/2023/0237	48, Christchurch Road, -, Northampton, Northamptonshire, NN1 5LN Creation of one dwelling	Northampton Town Council made no comment on this application.
31. WNN/2023/0236	Pondwood Close, -, Northampton, Northamptonshire, NN3 6RT 2no Biomass Boilers in shipping containers	Northampton Town Council made no comment on this application.
32. WNN/2023/0183	4, Raynsford Road, -, Northampton, Northamptonshire, NN5 7HP Listed Building Consent Application for replacement of five upstairs windows	Northampton Town Council made no comment on this application.
33. WNN/2023/0122	72, St Giles Street, -, Northampton, Northamptonshire, NN1 1JW Change of Use from office and retail (Use Class E) to doggy day care including dog grooming service (Use Class Sui Generis)	Northampton Town Council made no comment on this application.
34. WNN/2022/0293	25, Drapery, -, Northampton, Northamptonshire, NN1 2ET Conversion of First and Second Floor Office Space (Use Class E) and conversion of Loft Space to 6no Flats (Use Class C3)	Northampton Town Council made no comment on this application.
35. WNN/2022/0973	21, Drapery, -, Northampton, Northamptonshire, NN1 2ET Conversion of rear of 21-23 Drapery into 4no residential units	Northampton Town Council made no comment on this application.
36. WNN/2023/0245 & 37. WNN/2023/0246 (LB Consent)	32, Market Square, -, Northampton, Northamptonshire, NN1 2DQ Change of Use from Offices (Use Class E) to House in Multiple Occupancy for 20no persons (Sui Generis) to include internal alterations as shown on submitted drawings	<p>The Town Council recommends that this application be REFUSED. This is a prestigious building in a prime location and the proposed use is not suitable for this building. It represents overdevelopment which will have a negative effect on the locality.</p> <p>The Town Council would encourage the owner to think about the location and the historic nature of the building and propose something appropriate.</p> <p>In addition, the Town Council echoes the points raised by WNC Cllr Stone these being:</p>

		<p><i>“This is overdevelopment and inappropriate for a prestigious regeneration location. It does not contribute to our vision for the town where children and families can thrive. We need development in the town centre that contributes to local amenity, provides stability and builds community. HMOs do the opposite and should not be allowed in this location. There is already overdevelopment and an imbalance of residential provision aimed at single people.”</i></p>
38. WNN/2023/0224	<p>37, Bridge Street, -, Northampton, Northamptonshire, NN1 1NS Retention of Restaurant (Use Class E) and Takeaway (Sui Generis) use and new fascia sign</p>	Northampton Town Council made no comment on this application.
39. WNN/2023/0239	<p>9, Royal Terrace, -, Northampton, Northamptonshire, NN1 3RF Change of Use from House in Multiple Occupation for 6 occupants (Use Class C4) to House in Multiple Occupation for 8 occupants (Sui Generis), with three storey rear extension, bin and bike storage</p>	The Town Council recommends that this application be REFUSED . There is already a number of HMOs in this area and adding this will lead to a high saturation and have a detrimental effect on the surrounding area. This proposal therefore represents overdevelopment. The proposal also does not provide adequate parking provision which 8 occupants will require.
40. WNN/2023/0247	<p>1, Old Quarry Court, -, Northampton, Northamptonshire, NN3 8HN Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 occupants</p>	Northampton Town Council made no comment on this application.
41. WNN/2023/0248	<p>45, Argyle Street, -, Northampton, Northamptonshire, NN5 5LJ Change of Use from Dwellinghouse (Use Class C3) to 2no six bedroom Houses in Multiple Occupation (Use Class C4) for 6 occupants in each (Amendment from WNN/2022/0472)</p>	The Town Council recommend that this application be REFUSED . This proposal would result in the loss of two family homes in an area where there is already a concentration of HMOs, therefore this proposal was considered as overdevelopment. There currently is pressure on parking in this area and the proposal will further exasperate this. There were general concerns about the pressure this development would take on infrastructure, waste etc. In addition, this proposal will have a detrimental effect on the street scene.
42. WNN/2023/0253	<p>21, Welland Way, -, Northampton, Northamptonshire, NN5 7NS Variation of Conditions 10 and 12 of Planning Permission N/2018/0476 (Erection of 14no 3 bedroom dwellings with parking) to amend the Pre Occupation conditions to be Post occupation conditions with an agreed time</p>	Northampton Town Council made no comment on this application.

	limit of Three (3) Months to complete the car parking works after their properties are occupied and groundworks	
43. WNN/2023/0249	25, Pytchley Street, -, Northampton, Northamptonshire, NN1 5QY Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 occupants	Northampton Town Council made no comment on this application.
44. WNN/2023/0258	17, Harding Terrace, -, Northampton, Northamptonshire, NN1 2PF Erection of new two and half storey Residential Building containing 6no two-bed apartments (Use Class C3), with rear amenity space, covered cycle storage area, refuse store and associated works	Northampton Town Council made no comment on this application.
45. WNN/2023/0260	14, Trinity Avenue, -, Northampton, Northamptonshire, NN2 6JJ Single storey development for indoor pool	Northampton Town Council made no comment on this application.
46. WNN/2023/0262	100, Earl Street, -, Northampton, Northamptonshire New Commercial Unit for Vehicle Repairs	The Town Council recommend that this application be REFUSED . This proposal will have a negative impact on the street scene. There was also concern about the pollution and noise that will be created for the residents opposite.
47. WNN/2023/0232	25, Woodland Avenue, -, Northampton, Northamptonshire, NN3 2BY Single storey wrap around and loft conversion with rear and front dormer	Northampton Town Council made no comment on this application.
48. WNN/2023/0267	Spinney Hill Road, -, Northampton, Northamptonshire Prior Notification of installation of 15m pole inc. antennas, ground based apparatus and ancillary development	Northampton Town Council made no comment on this application.
49. WNN/2023/0274 & 50. WNN/2023/0275 (LB Consent)	24, Bridge Street, -, Northampton, Northamptonshire, NN1 1NW Change of Use from Office (Use Class E) to Restaurant (Use Class E), including installation of extraction unit to the rear of the site and alterations to the rear of the site	Northampton Town Council made no comment on this application.
51. WNN/2023/0265	1, Witham Green, -, Northampton, Northamptonshire, NN5 7JQ Erection of single storey side extension, double garage and front porch	Northampton Town Council made no comment on this application.
52. WNN/2023/0276	63, Roe Road, -, Northampton, Northamptonshire, NN1 4PH Refurbishment and extension comprising two storey front extension and part first floor extension to provide additional floor space for day care facilities for young adults with learning difficulties	Northampton Town Council made no comment on this application.
53. WNN/2023/0270	50, Grange Road, -, Northampton, Northamptonshire, NN3 2AZ	Northampton Town Council made no comment on this application.

	Single storey rear extension and alterations to front porch	
54. WNN/2023/0284	47, East Park Parade, -, Northampton, Northamptonshire, NN1 4LA Demolition of existing single storey element, located on the rear of a three storey building and construction of a single storey rear extension in its place	Northampton Town Council made no comment on this application.
55. WNN/2023/0268	113, Stimpson Avenue, -, Northampton, Northamptonshire, NN1 4JW Change of Use from Shop with Outbuildings (Use Class E) to 1no Flat (Use Class C3), including single storey extension	Northampton Town Council made no comment on this application.
56. WNN/2023/0279	Stanley Road, -, Northampton, Northamptonshire Demolition of 9no prefabricated garages and construction of 3no terrace houses with associated car parking	Northampton Town Council made no comment on this application.
57. WNN/2023/0286	9, Pritchard Close, -, Northampton, Northamptonshire, NN3 5BW Alterations to upper wall external finishing material Details	Northampton Town Council made no comment on this application.
58. WNN/2023/0241	Deer Park Road, -, Northampton, Northamptonshire Prior Notification of Installation of 18m pole, including antennas, ground based apparatus and ancillary development.	Northampton Town Council made no comment on this application.
59. WNN/2022/1292	4, Albion Place, -, Northampton, Northamptonshire, NN1 1UD Change of Use from Office (Use Class E) to 9 person House in Multiple Occupation (Sui Generis) with bin and cycle storage	Northampton Town Council made no comment on this application.
60. WNN/2023/0272	77, The Avenue, Cliftonville, Northampton, Northamptonshire, NN1 5BT New playground canopy feature	Northampton Town Council made no comment on this application.
61. WNN/2022/1200	24, Church Lane, Little Billing, Northampton, Northamptonshire Construction of new two bedroom dwelling	Northampton Town Council made no comment on this application.
62. WNN/2023/0291	92, Lower Adelaide Street, -, Northampton, Northamptonshire, NN2 6BB Conversion of storage units to rear into 4no. flats	Northampton Town Council made no comment on this application.
63. WNN/2023/0252 & 64. WNN/2023/0307 (LB Consent)	32, Bridge Street, -, Northampton, Northamptonshire, NN1 1NW Internal restoration of current residential areas and conversion into student accommodation, including rear extension of three floors to provide in total 20no student rooms including en-suites and shared kitchen and laundry facilities	Northampton Town Council made no comment on this application.
65. WNN/2023/0293	Edgemead Close, -, Northampton, Northamptonshire, NN3 8RG Prior Notification of installation of Solar PV system totalling ~500kWp on the roof of AGC Automotive Europe building	Northampton Town Council made no comment on this application.

66. WNN/2023/0299	18, Stirling Street, -, Northampton, Northamptonshire, NN5 5BX Two storey rear extension	Northampton Town Council made no comment on this application.
67. WNN/2023/0294	16, Hillcrest Avenue, -, Northampton, Northamptonshire, NN3 2AB Variation of Condition 3 of Planning Permission WNN/2022/0113 (Two storey side/rear extension and loft conversion) to allow part render finish instead of brick	Northampton Town Council made no comment on this application.
68. WNN/2023/0305	33, West Leys Court, -, Northampton, Northamptonshire, NN3 7UB First floor side extension over existing garage, single storey rear extension and extended dropped kerb	Northampton Town Council made no comment on this application.
69. WNN/2023/0311	Westwood Way, -, Northampton, Northamptonshire, NN3 3HH Extensions to the Club House at first floor levels	Northampton Town Council made no comment on this application.
70. WNN/2023/0283	Berkeley House, Horsemarket, -, Northampton, Northamptonshire, NN1 2RG New development of 102no. two-bedroom apartments rising to a maximum of seven storeys with 42no car parking spaces and associated works	Northampton Town Council made no comment on this application.
71. WNN/2023/0245	Beethoven House, 32, Market Square, -, Northampton, Northamptonshire, NN1 2DQ Change of Use from Offices (Use Class E) to House in Multiple Occupancy for 20no persons (Sui Generis) to include internal alterations as shown on submitted drawings	Northampton Town Council made no comment on this application.
72. WNN/2023/0319	Northampton General Hospital, Billing Road, -, Northampton, Northamptonshire, NN1 5BD Installation of new air sourced heat pump (ASHP) and new salt tank, the compound which will house the new ASHP unit and the ancillary machinery	Northampton Town Council made no comment on this application.
73. WNN/2023/0320	590, Wellingborough Road, -, Northampton, Northamptonshire Replacement of existing plant machinery to west elevation of store with new plant machinery to south-west corner of store	Northampton Town Council made no comment on this application.
74. WNN/2023/0324	123- 135, Bridge Street, -, Northampton, Northamptonshire, NN1 1QF Outline Planning Application for the construction of up to a 6 storey building providing 104no 1, 2 & 3 bedroom Flats and Apartments (Use Class C3), Commercial Development (Use Class E (a,b,c,d,e,f,g(i))), and associated ancillary infrastructure	Northampton Town Council made no comment on this application.
75. WNN/2023/0316	Land rear of Norman Road, -, Northampton, Northamptonshire Variation of Condition 6 of Planning Permission WNN/2022/0071 (Erection of Detached Dwelling with Associated Landscaping, Amenity space, Parking &	Northampton Town Council made no comment on this application.

	Ancillary works) to add window to the bathroom	
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59. PLANNING APPEALS – NOTICE OF PLANNING APPEALS AND CONSIDERATION OF WHETHER THE TOWN CONCIL WANTS TO MAKE REPRESENTATIONS

A) 16 Homestead Way – Two storey Rear Extension and single storey side and rear extension with front porch – appeal against refusal	No Comment was made on this planning appeal.
B) 59 Cloutsham Street – External Wall Insulation – WNN/2022/1207 – appeal against refusal	No Comment was made on this planning appeal.

60. WNC PLANNING DEPARTMENT UPDATE FROM NCALC

The report on the Planning Department Update from NCALC was **NOTED**.

A Councillor welcomed the report as he had requested information on CIL developer contributions for his and identified the response he had received was unsatisfactory.

61. NOTICE OF CHANGES TO WNC’S PLANNING COMMITTEE

Councillor Purser explained that the Local Government Association (LGA) completed a report on West Northamptonshire Council’s (WNC) Planning Department, that recommended the number of their Planning Committee meetings be reduced to two from four as there was some noted concerns regarding the Daventry Area Planning Committee. Councillor Purser continued to state, the two new WNC Planning Committees would have Councillors who may not be entirely familiar with the Northampton area for example, therefore he viewed it as pertinent this Committee develops a policy on when to solicit external planning advice and to attend WNC’s Planning Committee to provide verbal representation.

The Town Clerk suggested that a policy could be formed on hen legal advice be sought and when to send a representative through a Planning Working Group.

62. ITEMS FOR FUTURE AGENDAS

It was raised by Councillors an agenda item on Planning Consultants be included in the next Planning Committee meeting.

MEETING CONCLUDED AT 7:29PM