

PLANING COMMITTEE- 26/04/2023

MINUTES OF THE PLANNING COMMITTEE HELD ON 26TH APRIL 2023 AT 6PM IN THE TOWN COUNCIL'S COMMITTEE ROOM LOCATED IN THE GUILDHALL, NORTHAMPTON

PRESENT: Councillors Connolly (Chair), Haque (Deputy Chair), Choudary, Ismail, Miah and Stevens

OFFICERS: Mr S Carter (Town Clerk)

63. APOLOGIES FOR ABSENCE

Apologies were received from Councillors Lane and Purser.

64. DECLARATIONS OF INTEREST

No declarations were made.

65. TO AUTHORISE THE CHAIR TO SIGN THE MINUTES OF THE LAST MEETING HELD ON 12TH APRIL 2023

AGREED: The Chair was authorised to sign the minutes of the previous meeting held on 12th April as a true and accurate record.

66. TOWN CLERK UPDATE ON PLANNING CONSULTANTS

The Town Clerk informed the committee that he had spoken to Daventry Town Council (DTC) to understand how they used planning consultants. It was explained that DTC use mainly one consultant to assist them with larger planning applications to help them formulate responses to submit to the planning authority (WNC). They confirmed that they had no policy on when to use the consultant, only that it tended to be on larger applications such as housing developments.

The Clerk confirmed that he had contacted the consultant with specific reference to an HMO strategy and was awaiting a response.

Cllr Stevens stated that in his opinion developing an HMO strategy was a must. The majority of applications that were 'called in' by the committee were HMOs however, upon checking the outcome of 10 of these, 9 had been approved by the planning authority, with one being withdrawn. Accordingly, Cllr Stevens was of the opinion that the committee needed to get professional advice in order to give the Town Council's comments more weight.

It was also agreed that the committee needed to develop an arrangement whereby the committee sent a representative to the WNC planning Committee on applications that it had strong views about. Usually this would be the Chair but in this instance the Chair sat on the WNC Planning Committee too. The Chair stressed that the town council's views were detailed at the committee meetings. Another option could be that the Clerk attends, however this was not ideal. It was agreed that this would be considered further.

It was further agreed to broach the idea of developing an HMO Strategy with the recommended consultant from DTC.

67. 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
1. WNN/2023/0326	Riverside Prime, Carousel Way, -, Northampton, Northamptonshire, NN3 9HG Prior Notification of installation of up to 262.20 kWp Solar PV system	Northampton Town Council made no comment on this application.

<p>2. WNN/2023/0317</p>	<p>12, Cedar Road, -, Northampton, Northamptonshire, NN1 4RN Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 persons & rear ground floor extension</p>	<p>Planning Committee of Northampton Town Council have considered this application and would like to OBJECT to it.</p> <p>The addition of another HMO to this area will have a further detrimental impact on residents. There are already HMOs registered at 4,6 and 8 Cedar Road meaning that the road is at saturation for HMOs.</p> <p>This impacts on parking which for residents is already difficult. The addition of another 5 bed HMO will add more vehicles. There is also environmental issues related to the concentration of the HMOs and the fact that they are terraced homes and the amount of rubbish and the difficulties in getting rubbish through the house to the kerbside.</p> <p>The approval of this application will also lead to the loss of a family home.</p> <p>Overall, the committee regard this proposal as overdevelopment and when combined with the number of existing HMOs in the vicinity that this further HMO will affect the area negatively for the reasons stated.</p>
<p>3. WNN/2023/0325</p>	<p>153, Bridge Street, -, Northampton, Northamptonshire, NN1 1QF Outline Planning Application with all matters reserved except layout, scale and access for construction of up to 6 storey building providing up to 66no one, two and three bed Flats and Apartments (Use Class C3), Commercial Development (Use Class E(a,b,c,d,e,f,g(i)) and associated ancillary infrastructure</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>4. WNN/2023/0328</p>	<p>46, Brookland Road, -, Northampton, Northamptonshire, NN1 4SL Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation for 5 occupants (Use Class C4)</p>	<p>The Planning Committee of Northampton Town Council to OBJECT to this application.</p> <p>Brookland Road has two registered HMOs at 36 and 40, adding another will lead to saturation which will have a long lasting detrimental effect on the neighbourhood. There will be a detrimental impact on parking for existing residents as people move into this HMO.</p>

		<p>The Town Council has a policy of asking that HMOs provide en-suite facilities, this does not. The proposed bathroom arrangements are unsatisfactory, with one bathroom on the 1st floor for 4 bedrooms (potentially 8 people) which is too crowded. The bathroom on the ground floor is accessed via the kitchen which has hygiene implications.</p> <p>The committee consider this proposal to be of poor quality that is overdevelopment. It will also lead to the loss of a family home.</p>
5. WNN/2023/0314	<p>162, Bants Lane, -, Northampton, Northamptonshire, NN5 6AH Prior Notification of Larger Home Extension. Dimensions a) 5.80m b) 3.38m c) 2.60m</p>	Northampton Town Council made no comment on this application.
6. WNN/2023/0251	<p>15, Cameron Drive, -, Northampton, Northamptonshire, NN5 5NX Loft conversion</p>	Northampton Town Council made no comment on this application.
7. WNN/2023/0334	<p>1, Queenswood Avenue, -, Northampton, Northamptonshire, NN3 6JS Bungalow extension and alterations to create additional living and bedroom space plus new double garage</p>	Northampton Town Council made no comment on this application.
8. WNN/2023/0332	<p>9, St James Mill Road, -, Northampton, Northamptonshire, NN5 5JW Prior Notification for the demolition of open steel framed building previously used for a covered area for waste transfer from refuse vehicles and associated external works</p>	Northampton Town Council made no comment on this application.
9. WNN/2023/0352	<p>21, Lower Mounts, -, Northampton, Northamptonshire, NN1 3LY Prior Notification of installation of 168 Solar photovoltaics panels</p>	Northampton Town Council made no comment on this application.
10. WNN/2023/0336 (L.B) WNN/2023/0337	<p>17, Fish Street, -, Northampton, Northamptonshire, NN1 2AA Change of Use from Restaurant (Use Class E) to Bar, Restaurant and Takeaway (Use Class Sui Generis)</p>	Northampton Town Council made no comment on this application.
11. WNN/2023/0302	<p>44, Brookfield Road, -, Northampton, Northamptonshire, NN2 7LP New single storey two bedroom bungalow to the rear of No.44 with associated parking and garden amenity, new off street parking for both No.44 and 46, all access by a new development road between both properties</p>	Northampton Town Council made no comment on this application.
12. WNN/2023/0309	<p>107, Abington Avenue, -, Northampton, Northamptonshire, NN1 4PB</p>	Northampton Town Council made no comment on this application.

	Change of Use from House in Multiple Occupation (Use Class C4) to Single Dwellinghouse (Use Class C3)	
13. WNN/2023/034	Derek Haimes Mobile Butchers, Byron Street, -, Northampton, Northamptonshire, NN2 7JD First Floor extension on existing ground floor to form a 1 Bedroom Flat	Northampton Town Council made no comment on this application.
14. WNN/2023/0347	4, Emmanuel Gardens, -, Northampton, Northamptonshire, NN3 8NY Two storey side extension with hipped roof	Northampton Town Council made no comment on this application.
15. WNN/2023/0343	99, Colwyn Road, -, Northampton, Northamptonshire, NN1 3PU Conversion into 9no Flats	Northampton Town Council's Planning Committee OBJECT to this application. Colwyn Road already has 18 registered HMOs on it. Whilst this application is not for an HMO, it is for 9 flats (potentially 18 people), it will still impact on the infrastructure in the area, car parking, refuse etc because of the volume of residents. This is too many to make this manageable. Whilst this is a large property, NTC state that this proposal still represents overdevelopment and when combined with the impact on parking, this application should be refused.
16. WNN/2023/0190	110, Adams Avenue, -, Northampton, Northamptonshire, NN1 4LJ Conversion of Dwellinghouse to 5no Flats with a part two / part three storey rear extension	Northampton Town Council made no comment on this application.
17. WNN/2022/1355	119, Fullingdale Road, -, Northampton, Northamptonshire, NN3 2QF Proposed new hipped double-pitched roofs. Single storey rear extension, double storey side extension and front porch to 119	Northampton Town Council made no comment on this application.
18. WNN/2023/0091	38, Lingswood Park, -, Northampton, Northamptonshire, NN3 8TB Two storey rear extension, single storey rear extension, porch in-fill and part garage conversion	Northampton Town Council made no comment on this application.
19. WNN/2023/0344	36, Fairway, -, Northampton, Northamptonshire, NN2 7JZ Variation of Conditions 2, 3, 4, 5, 7, 10 and 11 of Planning Permission WNN/2021/0887 (Construction of one bedroom Bungalow with Parking) to change position the bungalow on the site and position of EV Charging Point, changes to finishing materials, floor levels and elevations and site layout	Northampton Town Council made no comment on this application.
20. WNN/2022/1180	29, Victoria Road, -, Northampton, Northamptonshire, NN1 5ED	Northampton Town Council made no comment on this application.

	Conversion, part-demolition and extension to factory building to provide 10No. residential flats	
21. WNN/2023/0351	73, Great Russell Street, -, Northampton, Northamptonshire Development of 19no. apartments (Revised scheme following approval of WNN/2021/0035)	Northampton Town Council made no comment on this application.
22. WNN/2023/0357	16, Ledaig Way, -, Northampton, Northamptonshire, NN3 6DA Single storey rear extension	Northampton Town Council made no comment on this application.
23. WNN/2023/0360	12, Heatherdale Way, -, Northampton, Northamptonshire, NN2 7NY Demolition of a converted garage and the construction of a detached double garage and workshop with a study above	Northampton Town Council made no comment on this application.
24. WNN/2023/0358	62, Gold Street, -, Northampton, Northamptonshire, NN1 1RS Change of use from Community Use (Use Class F1) to Ground Floor shop (Use Class E) and three flats (Use Class C3) including two studios, and one three bed duplex flat within two additional floors and attic storey, front conservation roof lights and rear dormer	Northampton Town Council made no comment on this application.
25. WNN/2023/0361 (L.B) WNN/2023/0362	114, Harlestone Road, -, Northampton, Northamptonshire, NN5 6AB Removal of modern rear log-store, single-storey rear extension and internal alterations	Northampton Town Council made no comment on this application.
26. WNN/2023/0368	30, St Pauls Road, -, Northampton, Northamptonshire, NN2 6ES Conversion of a dwellinghouse into 4no. flats including basement and loft with the development of a rear dormer and small single storey rear extension with amendments to front existing dormer	Northampton Town Council made no comment on this application.
27. WNN/2023/0301	44, Greenfield Avenue, -, Northampton, Northamptonshire, NN3 2AF Front elevation dormer	Northampton Town Council made no comment on this application.
28. WNN/2023/0318	70, Farmfield Court, -, Northampton, Northamptonshire, NN3 8AQ Conversion of Dwellinghouse into 3no Flats	Northampton Town Council made no comment on this application.
29. WNN/2023/0014	242, Hazeldene Road, -, Northampton, Northamptonshire, NN2 7NP New dwelling on land adjacent No 242 Hazeldene Road, to include modifications to existing vehicular access to rear and new vehicular crossover to front, providing off road parking for both new and existing dwellings	Northampton Town Council made no comment on this application.
30. WNN/2023/0377	Land At, Mill Lane, Dallington, Northampton, Northamptonshire Prior Notification for proposed telecommunications installation: Proposed 15.0m Phase 8 Monopole and associated ancillary works	Northampton Town Council made no comment on this application.
31. WNN/2023/0378	86, Bush Hill, -, Northampton, Northamptonshire, NN3 2PE Double storey side extension	Northampton Town Council made no comment on this application.

32. WNN/2023/0379	Lakeside, Raynsford Road, -, Northampton, Northamptonshire, NN5 7HP Double storey front and side extensions. Replace roof over existing 1no. dormer	Northampton Town Council made no comment on this application.
33. WNN/2023/0375	110, Whitworth Road, -, Northampton, Northamptonshire, NN1 4HJ Proposed conversion from dance hall to 7 no. residential apartments	Northampton Town Council made no comment on this application.
34. WNN/2023/0380	47, Dergate, -, Northampton, Northamptonshire, NN1 1UE Change of use of basement and ground floor from Youth Hostel (Use Class Sui Generis) to New Youth Centre (Use Class F2) including minor external alterations	Northampton Town Council made no comment on this application.
35. WNN/2023/0372	32, Loyd Road, -, Northampton, Northamptonshire, NN1 5JE Proposed New Detached Garage, Garden Room & Storage to the rear following demolition of existing Garage	Northampton Town Council made no comment on this application.
36. WNN/2023/0382	11 Coronation Court, Ashbrow Road, -, Northampton, Northamptonshire, NN4 8SX Change of Use from tattoo studio (Use Class Sui Generis) to mixed use of tattoo studio and dwellinghouse (Use Class Sui Generis). No external works to the building will be made	Northampton Town Council made no comment on this application.
37. WNN/2023/0387	108, Wycliffe Road, -, Northampton, Northamptonshire, NN1 5JH Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 persons and rear ground floor extension	Northampton Town Council made no comment on this application.
38. WNN/2023/0386	Land At, Lower Harding Street, -, Northampton, Northamptonshire Prior Notification for installation for 19m high monopole - grey - RAL 7035 Equipment Cabinets - fir green- RAL 6009	Northampton Town Council made no comment on this application.

68. ITEMS FOR FUTURE AGENDAS

No discussion was held under this agenda item.

MEETING CONCLUDED: 7:05PM