

PLANNING COMMITTEE – 24TH MAY 2023

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 24TH MAY 2023 AT 6PM IN THE TOWN COUNCIL'S COMMITTEE ROOM LOCATED WITHIN THE GUILDHALL, NORTHAMPTON

PRESENT: Councillors Haque (Deputy Chair), Birch, Fuchshuber, Ismail, Lane and Meredith

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

1. APOLOGIES FOR ABSENCE

Apologies were submitted by Councillor Connolly (Chair), G Eales, Purser and Marriot.

2. DECLARATIONS OF INTEREST

No declarations of interests were submitted.

3. TO AUTHORISE THE CHAIR TO SIGN THE MINUTES OF THE LAST MEETING HELD ON 26TH APRIL 2023

RESOLVED: The Deputy Chair was authorised to sign the minutes of the previous meeting held on 26th April 2023 as a true and accurate record of the proceedings.

4. TOWN CLERK UPDATE ON PLANNING CONSULTANTS

The Town Clerk explained he had consulted James Wilson Associates, who had been recommended by Daventry Town Council. The Town Clerk continued to state the Planning Consultant at James Wilson Associates advised there would not be much mileage in pursuing an HMO Policy without it linked within a Neighbourhood Plan or Local Plan however, he would be happy to discuss what services they could provide with members. The Town Clerk added James Wilson Associates would not be interested in leading the Neighbourhood Process however, he would be happy to provide an advice service and draft response for planning applications.

A Councillor stated it would be beneficial to have a discussion with a Planning Consultant from James Wilson and Associates to gain a greater understanding on the work they could complete.

ACTION: To invite a Planning Consultant from James Wilson Associate to address the Planning Committee a following meeting.

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

DSO's Note: Due to the high volume of planning applications received to provide comment on from the principal planning authority, members comment on specific applications of interest.

Application No	Site Address and Proposal	Comments
1. WNN/2023/0393	134, Kingsley Park Terrace, -, Northampton, Northamptonshire, NN2 7HJ Re-development of land and buildings to create a mixed-use development comprising Retail, Community, Commercial Space and 15no one bed Apartments	Northampton Town Council made no comment on this application.
2. WNN/2023/0303	1, Holly Road, -, Northampton, Northamptonshire, NN1 4QL Addition of front dormer and internal reconfigurations including the relocation of	The Planning Committee of Northampton Town Council recommended this application be REFUSED .

	a kitchen to the basement and the creation of a new bedroom	The addition of the front dormer is not in keeping with the street scene. These houses are attractive Victorian homes, and the addition of a front dormer will detract from this and set an unwanted precedent.
3. WNN/2023/0411	Mast Adjacent To Eme Sub Station, Wellingborough Road, -, Northampton, Northamptonshire Prior Notification for installation of a 25 m high monopole and associated ancillary work	The Planning Committee of Northampton Town Council requested that a condition be made to the permission this being that the mast and related infrastructure be coloured green (or an appropriate colour) to minimise the visual impact.
4. WNN/2023/0412	19, St Matthews Parade, -, Northampton, Northamptonshire, NN2 7HF Removal of existing single storey extension and construction of single storey rear extension, replacement front porch and small flat roof dormer to rear	Northampton Town Council made no comment on this application.
5. WNN/2023/0369	19, Stafford Place, -, Northampton, Northamptonshire, NN3 6NN Change of Use from Hungry Penguin Hot Food Takeaway and School (Sui Generis) to use for purposes within Class E of the Town and Country Planning (Use Classes)(England) Order 1987 (as amended)	Northampton Town Council made no comment on this application.
6. WNN/2023/0248	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)	Northampton Town Council made no comment on this application.
7. WNN/2023/0407	261, Billing Road East, -, Northampton, Northamptonshire, NN3 3LG Change front garden wall from timber panel fence and hedge to brick wall	Northampton Town Council made no comment on this application.
8. WNN/2023/0388	63, Rushmere Road, -, Northampton, Northamptonshire, NN1 5RZ Second floor extension, new garage and house reduction in overall width	Northampton Town Council made no comment on this application.
9. WNN/2023/0410	Northampton School For Boys, Billing Road, -, Northampton, Northamptonshire, NN1 5RT Temporary siting of 3 classroom units to accommodate a total of 210 pupils for a period of 1 year from September 2023	Northampton Town Council made no comment on this application.
10. WNN/2023/0420	214, Wellingborough Road, -, Northampton, Northamptonshire, NN1 4EE	Northampton Town Council made no comment on this application.

	Variation of Condition 2 of Planning Permission WNN/2022/0625 (Ground floor single storey rear extension to enlarge toilet area, first floor rear extension to create larger dining area with balcony and amendment to existing rear fire escape stair and side access gates) to remove the approved ground floor toilet extension, remove the fire escape stairs, move the balcony from the approved location to back of function room and leave the side access gates as existing	
11. WNN/2023/0414	21, St Albans Road, -, Northampton, Northamptonshire, NN3 2RH Demolish existing garage and rebuild an Annex outbuilding	Northampton Town Council made no comment on this application.
12. WNN/2023/0415	42, Poole Street, -, Northampton, Northamptonshire, NN1 3EX 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.
13. WNN/2023/0413	29, East Paddock Court, -, Northampton, Northamptonshire, NN3 8LF Single storey rear annexe extension	Northampton Town Council made no comment on this application.
14. WNN/2023/0406	3, Oakwood Road, -, Northampton, Northamptonshire, NN1 4SX Loft/Attic conversion, including erection of full width dormer to rear of property with a Juliet balcony and roof light	Northampton Town Council made no comment on this application.
15. WNN/2023/0422	107, Birchfield Road, -, Northampton, Northamptonshire, NN1 4RG Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 occupants	The Planning Committee recommended that this application be REFUSED on the following grounds: <ul style="list-style-type: none"> • There are issues with highways in terms of parking in this area which this will further exacerbate. • There is already a high volume of HMOs in this area which has an impact on the neighbourhood, residents etc. Further HMO saturation will further this • The toilet facilities are insufficient. NTC believes that all rooms should have ensuite toilet facilities. The plan details one toilet for the whole property, this is not sufficient. • The quality of the plans is not up to standard
16. WNN/2023/0426	Northampton Academy, Billing Brook Road, -, Northampton, Northamptonshire, NN3 8NH	The Planning Committee provided SUPPORT to this application, it was noted that the proposed developed

	Installation of 9no five-a-side football pitches with associated fencing, lighting, hardstanding, accessible ramp and a pavilion	would provide a fantastic facility for the school. The Committee requested that some sort of condition and/or request be made that these facilities be available to hire by local community groups at appropriate times.
17. WNN/2023/0408	20, Moorland Close, -, Northampton, Northamptonshire, NN3 3DR Partial rear extension and loft dormer extension	Northampton Town Council made no comment on this application.
18. WNN/2023/0432	3, Ashley Way, -, Northampton, Northamptonshire, NN3 3DZ Single story rear extension	Northampton Town Council made no comment on this application.
19. WNN/2023/0445	57, Thorburn Road, -, Northampton, Northamptonshire, NN3 3DA New detached double garage	Northampton Town Council made no comment on this application.
20. WNN/2023/0460 a. WNN/2023/0461	60, Bridge Street, -, Northampton, Northamptonshire, NN1 1PA Conversion and Change of Use from Bar/Restaurant (Sui Generis) to 6no Apartments (Use Class C3) and Ground Floor Retail (Use Class E), including single storey rear extension	Northampton Town Council made no comment on this application.
21. WNN/2023/0452	26, Kealdale Road, -, Northampton, Northamptonshire, NN3 6BS Two storey rear extension	Northampton Town Council made no comment on this application.
22. WNN/2023/0341	68, Kingsley Road, -, Northampton, Northamptonshire, NN2 7BL Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Sui Generis) for 7 occupants	The Planning Committee recommended that this application be REFUSED on the grounds of a pre-existing high volume of HMO's within the areas, the lack of amenities for a HMO of this size and the application's drawings lacked clarity and information.
23. WNN/2023/0275	24, Bridge Street, -, Northampton, Northamptonshire, NN1 1NW Listed Building Consent Application for 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.
24. WNN/2023/0274	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.

<p>25. WNN/2023/0448</p>	<p>12 Archway Cottages, Wellingborough Road, Northampton, Northamptonshire, NN3 3HP Listed Building Consent Application for repair and restoration of 2no stone mullions, stone window sill, 3no metal window frames, 3no leaded windows, steel fence, coping stones below the fence and also interior damage to walls (Retrospective)</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>26. WNN/2023/0464</p>	<p>5, Pyket Way, -, Northampton, Northamptonshire, NN3 3JU Replacement front boundary wall and installation of air conditioning unit (Retrospective)</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>27. WNN/2023/0454</p>	<p>Cnt Land, Crow Lane, -, Northampton, Northamptonshire Variation of Conditions 2, 23 and 24 of Planning Permission WNN/2022/1182 (Variation of Conditions 2 and 25 and removal of condition 3 of planning permission N/2019/0212 (Construction of steel assembly facility including new highways junction to amend site and layout, and to allow use of units which fall under B2 and B8 for steel assembly facility) to amend the location of the proposed drainage layout, additional parking and revised access arrangements and to remove reference to Steel Assembly Facilities</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>28. WNN/2023/0468 b. WNN/2023/0469</p>	<p>81, St Giles Street, -, Northampton, Northamptonshire, NN1 1JF Conversion into 4no flats, including secure cycle and bin storage</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>29. WNN/2023/0470</p>	<p>11, The Avenue, Dallington, Northampton, Northamptonshire, NN5 7AJ Two storey rear extension</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>30. WNN/2023/0471</p>	<p>554, Kettering Road North, -, Northampton, Northamptonshire, NN3 6HN Single storey front extension and garage conversion</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>31. WNN/2023/0472</p>	<p>92, Dallington Road, -, Northampton, Northamptonshire, NN5 7BW Single storey rear extension</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>32. WNN/2023/0475</p>	<p>68, Abington Park Crescent, -, Northampton, Northamptonshire, NN3 3AL Erection of 2no single storey dwellings and associated parking and access drive</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>33. WNN/2023/0462</p>	<p>4, Angel Street, -, Northampton, Northamptonshire, NN1 1ED Prior Notification for extension of existing PV system on East and West sides lower elevation flat roofs</p>	<p>Northampton Town Council made no comment on this application.</p>

6. ITEMS FOR FUTURE AGENDAS

No discussion was held under this item.

MEETING CONCLUDED 7:12PM