

PLANNING COMMITTEE - 24TH JUNE 2024

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 24TH JUNE 2024 AT 6PM IN THE TOWN COUNCIL'S COMMITTEE ROOM, LOCATED IN THE GUILDHALL, NORTHAMPTON

PRESENT: Councillors Haque (Vice Chair), Birch, Choudary, Fuchshuber, Meredith and Purser

OFFICER PRESENT: S Carter (Town Clerk)

5. ELECTION OF A SUBSTITUTE CHAIR

As apologies were submitted by the Chair and the Vice Chair not in attendance a vote was held for a substitute chair.

RESOLVED: It was agreed that Councillor Birch chairs this Planning Committee meeting in the absence of the Chair and Vice Chair.

6. APOLOGIES FOR ABSENCE

Apologies were submitted by Councillors Connolly, Joyce, McNicholas and Ismail.

7. DECLARATIONS OF INTEREST

None were submitted.

8. TO AUTHORISE THE CHAIR TO SIGN THE MINUTES OF THE LAST MEETING HELD ON 29TH MAY 2024

RESOLVED: The Substitute Chair was authorised to sign the minutes of the previous meeting held on 29th May 2024 as a true and accurate record of the proceedings.

DSO's Note: Councillor Haque, arrived at the meeting and chaired the meeting from this point forward.

9. 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
49. 2024/1268/FULL	40 Axe Head Road Northampton NN4 8TF New attached dwelling on land adjacent to 40 Axe Head Road	Northampton Town Council made no comment on this application.
50. 2024/1950/OUT	25 Holyrood Road Northampton NN5 7AH Outline application with all matters reserved for erection of 2 dwellings	Northampton Town Council made no comment on this application.
51. 2024/2491/FULL	50 Goodwood Avenue Northampton NN3 6EF Change of use from C3 to C2 (Children Centre)	Northampton Town Council made no comment on this application.
52. 2024/2541/FULL	58 Perry Street, Northampton, NN1 4HW Refurbishment of current w.c. rear of property	Northampton Town Council made no comment on this application.
53. 2024/2590/FULL	21 Wycliffe Road Northampton NN1 5JQ Single storey rear extension	Northampton Town Council made no comment on this application.
54. 2024/2669/FULL	19 Somerset Street Northampton NN1 3LW Proposed basement extension	Northampton Town Council made no comment on this application.

55. 2024/2697/FULL	14 Park Avenue South, Northampton, NN3 There Conversion of garden games room into granny annex.	Northampton Town Council made no comment on this application.
56. 2024/2351/MAF	Siemens Transportation Unit 5 Heathfield Way Northampton Proposed erection of a multi-function train care building, realignment of existing tracks, internal access road and retaining wall, provision of new tracks, landscaping and associated works.	Northampton Town Council made no comment on this application.
57. 2024/2480/FULL	76 Lower Hester Street Northampton NN2 6BL Change of use from dwellinghouse (Use Class C3) to HMO (Use Class C4) for a social housing provider	Northampton Town Council Planning Committee OBJECTED to the proposal to change 76 Lower Heston Street into an HMO. <ul style="list-style-type: none"> • This area of Semilong is saturated with HMOs which has an effect on the neighbourhood. • It creates parking issues, in an area where it is already difficult to park, this additional HMO will further impact on this. • This proposal will lead to the loss of a family home which are lacking in Northampton. • There is no bin storage provision in the proposal and the issue of fly tipping is prominent in this area of Northampton, a quick look of this p[roperty on street view confirms this. • The plans for this proposal are of poor quality and are insufficient. • The facilities are poor, no en-suite facilities, a bathroom accessed through the kitchen, no communal area to eat meals. • This is poor quality and considered to be overdevelopment.
58. 2024/2749/FULL	14 Rowan Avenue, Northampton, NN3 6JF Demolition of existing garage, construction of new single storey rear extension	Northampton Town Council made no comment on this application.

59. 2024/2727/FULL	19 Arnold Road, Northampton, NN2 6EY Planning application for a change of use from a C3 residential dwelling to a C2 Children’s home (no modifications to the exterior or interior appearance of the property).	Northampton Town Council made no comment on this application.
60. 2024/2622/FULL	66 Eden Close Northampton NN3 6NS Proposed single storey wrap around extension with front porch	Northampton Town Council made no comment on this application.
61. 2024/2707/FULL	Garages To Rear Of Norman Road Northampton NN3 2SG Existing garages to be removed to build a new dwelling	Northampton Town Council made no comment on this application.
62. 2024/2730/FULL	88 Whitworth Road Northampton NN1 4HJ Change of use from a single dwelling (Use Class C3) to six-bed House in Multiple Occupancy (Use Class C4)	Northampton Town Council Planning Committee OBJECTED to the proposal to change 88 Whitworth Road, Northampton into an HMO. <ul style="list-style-type: none"> • The planned bedroom in the basement is not good form a health and wellbeing perspective, nor for safety if there is a fire. • The bedrooms are small • It creates parking issues, in an area where it is already difficult to park, this additional HMO will further impact on this. • This proposal will lead to the loss of a family home which are lacking in Northampton. • The facilities are not what HMOs should have, there are no en-suite facilities, and one of the bathrooms is accessed through the kitchen • The planning committee consider this application to be overdevelopment.
63. 2024/2743/FULL	157 Lutterworth Road Northampton NN1 5JL Change of use of dwellinghouse (Use Class C3) to HMO (Use Class C4) with loft conversion	The Northampton Town Council Planning Committee made the following comments: <ul style="list-style-type: none"> • The en suite and communal areas are welcomed and supported • There is concern over the lack of provision for a rubbish store in the

		plans and would ask that this is addressed.
64. 2024/2778/ADV	Chiquito Walter Tull Way Northampton NN5 5QJ 2 no. Internally Illuminated Fascia Signs; 1 no. Internally Illuminated Round Barcia Sign); 1 no. Menu Board); 1 no. Projecting Sign).	Northampton Town Council made no comment on this application.
65. 2024/2798/FULL	Chiquito Walter Tull Way Northampton NN5 5QJ Access Hatch: A lockable sliding hatch installed to the side elevation. External alterations. A powder coated aluminium framed glazed hatch, A vinyl mural to be installed to the glass on the front elevation, Steel fret cut screens: Decorative blackened steel fret cut screens to be fixed on spacers above shopfront windows, 2 no. Jumbrella's: To be fixed into existing recessed floor plates and Vinyl Manifestation:	Northampton Town Council made no comment on this application.
66. 2024/2528/FULL	23 and 25 Harborough Road Northampton NN2 7AX Change of use of former public house (Use Class Sui Generis) to dentist practice (Use Class E) and 3 one-bedroom apartments on the first floor (Use Class C3) at no.25 Harborough Road and proposed emergency dental clinic at no.23 Harborough Road. External alterations and extensions to both properties, including a new entrance lobby to no.25 Harborough Road. New vehicular access onto Kingsthorpe Grove.	Northampton Town Council made no comment on this application.
67. 2024/2715/FULL	58 Booth Meadow Court Northampton NN3 8AJ Change of use from single family dwelling (Use Class C3) to House of multiple occupation for 5 separate households (Use Class C4) (retrospective)	Northampton Town Council Planning Committee OBJECTED to the proposal to change 58 Booth Meadow Court into an HMO. <ul style="list-style-type: none"> • The proposal to house 5 households in this property is not suitable. It creates issues with safeguarding, overcrowding etc. • This proposal will lead to the loss of a family home which are lacking in Northampton. • The facilities for 5 households is poor, at minimum they should each have their own bathroom which this proposal does not. • This area has a number of complexes comprised of flats which would be more suitable for families

		<ul style="list-style-type: none"> This proposal is considered to be overdevelopment.
68. 2024/2792/FULL	80 Cottingham Drive Northampton NN3 7LG Garden store, garage conversion and other alterations/referbishment	Northampton Town Council made no comment on this application.
69. 2024/2786/FULL	2 Lowick Court Northampton NN3 7TZ Single storey side & rear extension	Northampton Town Council made no comment on this application.
70. 2024/2766/FULL	29 Dallington Road Northampton NN5 7BQ Proposed two storey rear with part single storey including alteration of front window and front single storey extension	Northampton Town Council made no comment on this application.
71. 2024/2700/FULL	54-56 Tenter Road Northampton NN3 6AX Construction of a two-storey extension to existing industrial units	Northampton Town Council made no comment on this application.
72. 2024/2872/FULL	Newlife Apartments Upper Cross Street Northampton NN1 2SS Existing facades, windows, curtain walling and external balcony doors with sidelights to be replaced for new	Northampton Town Council made no comment on this application.
73. 2024/2491/FULL	50 Goodwood Avenue Northampton NN3 6EF Change of use from C3 to C2 (Children Centre)	Northampton Town Council made no comment on this application.

MEETING CONCLUDED: 6:43PM