

PLANNING COMMITTEE – 29TH MAY 2024

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 29TH MAY 2024 AT 6PM IN THE TOWN COUNCIL'S COMMITTEE ROOM LOCATED IN THE GUILDHALL, NORTHAMPTON

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

OFFICERS PRESENT: Miss F Barford (Democratic Services Officer)

1. APOLOGIES FOR ABSENCE

Apologies were submitted by Councillors Connolly (Chair) and Meredith.

2. DECLARATIONS OF INTEREST

Councillor Lane declared a non-pecuniary interest in application number 2024/0136/FULL as he knew the applicant.

DSO Note: This application was not called-in or discussed.

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

RESOLVED: The 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.

4. 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 |
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| 1. 2024/2118/FULL | 60 Booth Lane South Northampton NN3 3EP Erection of wrap around rear extension with flat roof | The Planning committee made no comment on this application. |
| 2. 2024/2044/FULL | 33 Oleander Crescent, Northampton, NN3 8QP Change of use of single garage to a podiatry clinic including small single storey rear extension. | The Planning committee made no comment on this application. |
| 3. 2024/2151/FULL | 27 Denmark Road Northampton NN1 5QR Proposed single storey infill extension to rear and change of use from dwelling (Use Class C3) to 5 person House in Multiple Occupancy (Use Class C4) | The Planning committee made no comment on this application. |
| 4. 2024/2156/PA | Sol House 29 St Katherines Street Northampton NN1 2QZ Prior approval for the change of use of Class E space to form 51 apartments (Use Class C3) | The Planning Committee welcomed the installation of bike storage. However, they raised concerns on where and how waste from the apartments would be stored |
| 5. 2024/2144/FULL | 329A Billing Road East Northampton NN3 3LL Single storey rear extension and front porch canopy. Rendering of elevations with fenestration changes and insertion of roof windows. Car port and changes in | The Planning committee made no comment on this application. |

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| | front of the building to create additional car parking space and access. | |
| 6. 2024/2141/FULL | 24 Danefield Road, Northampton, NN3 2LT External wall insulation with render finish to all elevations. | The Planning committee made no comment on this application. |
| 7. 2024/2130/FULL | 11 Faramir Place Northampton NN3 8SF External wall insulation with a render finish to front, side and rear elevations | The Planning committee made no comment on this application. |
| 8. 2024/2147/FULL | Street Record Candace Court Northampton NN5 7LX Replacement of the existing windows to white PVCu double glazed units | The Planning committee made no comment on this application. |
| 9. 2024/2076/FULL | 23 East Priors Court Northampton NN3 8LB Change of use from a dwelling house [Class C3] to a children's home [Class C2] for up to three children | The Planning committee made no comment on this application. |
| 10. 2024/2026/FULL | 78 Derby Road Northampton NN1 4JS Single storey rear extension to HMO 5 Bedroom 5 person HMO to form a 6 Bedroom 6 person HMO. | The Planning Committee recommended this application be REFUSED . The Planning Committee object this proposed development due to the insufficient facilities such as the size of the kitchen for a six-person HMO. In addition to the high-density of pre-existing HMOs in the area. |
| 11. 2024/2053/FULL | 96 Coppice Drive Northampton NN3 6NF Single storey rear extension and attic conversion including dormers front and rear. | The Planning committee made no comment on this application. |
| 12. 2024/2152/S73 | Lock up garages Glebeland Road Northampton NN5 7HA Variation of Condition 2 [approved plans] to application N/2021/0127 [Demolition of 1no domestic lock up garage and construction of 2no new build residential units with associated parking]. Amendment to window shape and position to side elevation. | The Planning committee made no comment on this application. |
| 13. 2024/1652/FULL | 20 Longueville Court Northampton NN3 8HJ Erection of single storey rear extension and change of use from dwellinghouse (Use Class C3) to House in Multiple Occupation (Sui Generis) for 7 occupants | The Planning committee made no comment on this application. |
| 14. 2024/1557/ADV | Advertising at Riverside Retail Park, Northampton, NN3 9HU Replacement signage around Riverside Retail Park | The Planning committee made no comment on this application. |
| 15. WNN/2023/0716 WNN/2023/0705 | Spring Hill House Cliftonville Northampton NN1 5BE Change of Use from Former Mental Health Residential Facility (Use Class C2) to 30no Residential Units (Use Class C3), including part demolition and conversion | The Planning committee made no comment on this application. |
| 16. 2023/7437/MAF | Wollaston Motors Bedford Road Northampton NN1 5SZ | The Planning committee made no comment on this application. |

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| | Redevelopment of existing trade dealership site to comprise of the demolition of existing showroom and erection of a replacement; erection of a car deck; retention and refurbishment of existing showroom and erection of a building comprising of 3 No. wash bays and 2 No. enclosed valet bays. To include all associated works. | |
| 17. 2024/2240/PA | 287 Wellingborough Road Northampton NN1 4EW Determination as to whether prior approval is required under Class MA of Part 3 of the above Order for the change of use Commercial, Business and Service (Use Class E) to a dwelling (first floor to Flat) (Use Class C3) with associated building operations. | The Planning committee made no comment on this application. |
| 18. 2024/2206/TPO | The Gables Priory Close Northampton NN3 3LQ 1 Mature Beech Tree - Crown reduce (width only) by up to 2.5m, remove dead wood | The Planning committee made no comment on this application. |
| 19. 2024/2026/FULL | 78 Derby Road Northampton NN1 4JS Single storey rear extension to HMO 5 Bedroom 5 person HMO to form a 6 Bedroom 6 person HMO. | The Planning committee made no comment on this application. |
| 20. 2024/0612/FULL | 45 Greenview Drive, Northampton, NN2 7LB Demolition of existing dwelling (and garage) and erection of replacement dwelling | The Planning committee made no comment on this application. |
| 21. 2024/2265/FULL | 23 St Georges Avenue Northampton NN2 6JA Demolition of existing single storey at the rear of the property, new single storey rear extension. Replacement of existing windows. | The Planning committee made no comment on this application. |
| 22. 2024/1474/FULL | 16 Bush Hill Northampton NN3 2PE Proposed Change of Use from dwelling (Use Class C3) to House in Multiple Occupation for 6No persons (C4) to include removal of garage door and infilling opening with new window to front | The Planning committee made no comment on this application. |
| 23. 2024/2211/FULL 2024/2212/LBC | 9 Dallington Court Dallington Park Road Northampton NN5 7AA Installation of an electric vehicle (EV) charging point on the front wall in proximity to existing electric meter box | The Planning committee made no comment on this application. |
| 24. 2024/2321/FULL | 88 Crestline Court Northampton NN3 8XZ Change of use from dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 7 occupants | It was recommended this application be REFUSED . The Committee cited the plans were very poor and lacked detail on the toilet facilities therefore, it was recommended this application be refused on the grounds of insufficient facilities. |

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| 25. 2024/2276/FULL | 35 St Matthews Parade Northampton NN2 7HE Single storey extension to garage & part conversion to habitable space. | |
| 26. 2024/2289/PNHPD | 13 Windrush Way Northampton NN5 7NA Determination as to whether prior approval is required (under Class A, Part 1 of the above Order) in respect of the impact on the amenity of any adjoining premises of a proposed single storey rear extension extending 6m beyond the rear wall of the original dwelling house, maximum height of 3.30m and height at the eaves 2.85m | The Planning committee made no comment on this application. |
| 27. 2024/0136/FULL | 17 Spinney Hill Road Northampton NN3 6DH Conversion of existing integral garage to study | The Planning committee made no comment on this application. |
| 28. 2024/2319/ADV | Strada Real Estate 34 36 St Giles Street Northampton NN1 1JW Replacement fascia signage to front and side elevation | The Planning committee made no comment on this application. |
| 29. 2024/2354/S73 | 9 Church Way Northampton NN3 3BT Variation of Condition 2 (drawings) of WNN/2023/0206 (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) to amend the outbuilding from a gym to an annexe, including material change | The Planning committee made no comment on this application. |
| 30. 2024/2237/FULL | 102 Ashburnham Road, Northampton, NN1 4RB Proposed change of use from dwelling (C3) to 6No person House in Multiple Occupancy (C4) to include new window opening to side (West) elevation | It was recommended this application be REFUSED . Our primary concerns relate to the significant highway issues and the exacerbation of existing parking problems in the area. Despite being considered a sustainable location, the reality is that 56% of people in Northampton rely on private vehicles as their main mode of transport. The introduction of an HMO in this location would likely increase the number of vehicles requiring parking, thereby intensifying the already strained parking availability on Ashburnham Road and surrounding streets. Increased on-street parking can obstruct sightlines for drivers and pedestrians, raising safety concerns. The higher volume of vehicles associated with an HMO could lead to increased traffic congestion and potential hazards for all road users. |

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| | | Ashburnham Road is primarily a family-oriented street. The introduction of an HMO would contribute to the loss of its family-friendly character, potentially leading to a transient population that may not have the same long-term commitment to the community as single-family households. This shift could adversely affect the social fabric and cohesion of the area. |
| 31. 2024/2251/FULL | 336 London Road A508, Northampton, NN4 8BD Hip to gable roof change, Dormer to rear and single storey flat roof extension to rear | The Planning committee made no comment on this application. |
| 32. 2024/2161/FULL | Units 4 The Boulevard Octagon Way Northampton NN3 8JP Change of use of vacant retail unit (E use class) into restaurant and take away (sui generis) including installation of extraction flue system to the rear and new fascia signs | The Planning committee made no comment on this application. |
| 33. 2024/2371/FULL | 28 Bostock Avenue Northampton NN1 4LW Change of use of a dwellinghouse (Use Class C3) to a large HMO (Use Class C4) | It was recommended this application be REFUSED . The Planning Committee recommended refusal as the increase in tenants will exacerbate the existing parking shortage, further straining local infrastructure. In addition, the proposed kitchen size is insufficient for the number of tenants, raising concerns about the practicality and quality of living conditions. Furthermore, the kitchen's location in the cellar is problematic. We urge a fire safety report from Northants Fire and Rescue to assess risks and compliance with safety regulations |
| 34. 2024/2375/FULL | 19 Derby Road Northampton NN1 4JP Change of use of existing house to large HMO with the provision of a rear dormer | The Planning committee made no comment on this application. |
| 35. 2024/1702/FULL | 111 Malcolm Drive Northampton NN5 5NJ Construction of a front dormer to the front elevation | The Planning committee made no comment on this application. |
| 36. 2024/1021/FULL 2024/1022/LBC | 2-6 College Street Northampton NN1 2QP Change of use from Class-E (storage use from former restaurant/retail businesses) to Class B8 (self-storage units). | The Planning committee made no comment on this application. |
| 37. 2024/2389/ADV | 1 Market Square Northampton NN1 2DN Display of 2no. new illuminated hanging signs and 4no. new non-illuminated fascia signs in Santander's new standard script font. All fascia signs illuminated by existing light troughs. Application of window film to sections of glazing on the side (west) | The Planning committee made no comment on this application. |

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| | elevation for improved customer privacy and security | |
| 38. 2024/2066/MAF | Land between Glassthorpe Solar Farm and Northampton West Substation Installation of underground electrical connection and communication cables extending between the consented Glassthorpe Solar Farm and Northampton West Substation, with temporary construction compounds and associated infrastructure. | The Planning committee made no comment on this application. |
| 39. 2024/1646/FULL | 251 Abington Avenue Northampton NN3 2BU Construction of pitch roof over existing flat roof to the rear. Construction of a new first floor external metal staircase to include a landing structure fixed to the rear wall at first floor level to serve a new opening on rear elevation . Construction of a new dormer roof window to west elevation of roof. | The Planning committee made no comment on this application. |
| 40. 2024/2352/FULL | 5 Rixon Close Northampton NN3 3PF Two storey front, side extension, two storey part single storey rear extension, first floor side extension and loft conversion. | The Planning committee made no comment on this application. |
| 41. 2024/2479/FULL | Morrisons Superstore Kettering Road Northampton NN3 6AA Creation of an EV charging zone and erection of canopy, sub-station enclosure, LV panel, meter cabinet, combi unit and bay, four jet wash bays, plant room and associated works. | The Planning committee made no comment on this application. |
| 42. 2024/2372/FULL | 9A Abington Street Northampton NN1 2AN The change of use from a vacant Class E unit to an Adult Gaming Centre (AGC) (Sui Generis) (SG) use. | It was recommended this application be REFUSED . The Planning Committee commented the proposed development does not align with the Northampton Plan Part 2 on the following: Impact on Character and Vitality: Protecting Retail and Other Town Centre Uses: The introduction of an adult gaming centre in this location is inconsistent with the goal of maintaining the retail character and vitality of Abington Street. This street is a key retail area, and an adult gaming centre does not contribute positively to its retail function or appeal. Community Well-being: Supporting Healthy Communities: Adult gaming centres can have negative social impacts, including contributing to problem gambling and associated social |

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| | | <p>issues. This use does not align with the policy's aim to support healthy, inclusive, and safe communities.</p> <p>Suitability of Location:</p> <p>Promoting Sustainable Transport and Accessibility: While Abington Street is a central location with good transport links, the proposed use does not promote sustainable economic or social activity that benefits the broader community.</p> <p>Economic Impact:</p> <p>Promoting Economic Prosperity: The change of use to an adult gaming centre may deter other types of businesses from opening in the vicinity, potentially affecting the economic diversity and prosperity of the area. In addition, there is already a high volume of Adult Entertainment Centres within a mile radius, on Abington Street and the Market Square.</p> <p>Given these considerations, we recommend that the planning application for 9A Abington Street be refused. The proposed change of use is inconsistent with the policies outlined in the Northampton Local Plan Part 2 and does not support the long-term vision for a vibrant, healthy, and economically prosperous town centre.</p> |
| 43. 2024/2229/FULL | <p>51 Harcourt Way, Northampton, NN4 8JR</p> <p>The proposal is for planning permission to grant the change of use a dwelling house (Use Class C3) to a residential children's home (Use Class C2). The home will provide care and accommodation for up to three children.</p> | The Planning committee made no comment on this application. |
| 44. 2024/2509/FULL | <p>British Telecom Spring Gardens Northampton NN1 1LZ</p> <p>The replacement of 2 antennas at 39.49m height on existing pole using proposed 2.5m long pole and the replacement of 1 antenna at 40.51m height on existing pole using proposed 2.5m long pole. The installation of 1 GPS node at 36.38m height on proposed support pole and installation and replacement of ancillary equipment and steelwork</p> | The Planning committee made no comment on this application. |
| 45. 2024/2341/FULL | <p>4 Abington Street Northampton NN1 2AJ</p> <p>Third floor extension with external staircase to create 2 apartments</p> | The Planning committee made no comment on this application. |
| 46. 2024/2439/FULL 2024/2652/LBC | <p>Addison Villas 34 & 35 Billing Road Northampton NN1 5DQ</p> | The Planning Committee recommended this application be REFUSED . |

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| | <p>Changes of use from commercial office/mixed use to 2x 8 bedroom HMOs with minor internal alterations</p> | <p>The Planning Committee commented the Addison Villas are historic buildings that contribute to the architectural heritage and character of Billing Road. The proposed change of use to HMOs is not compatible with the need to preserve and enhance the historic environment. The internal alterations required for HMO conversion may compromise the architectural integrity and historical value of the buildings.</p> <p>The proposed change could negatively impact adjacent commercial properties. The introduction of large HMOs in a predominantly commercial area may disrupt business operations, reduce the attractiveness of the location for businesses, and alter the commercial character of the area.</p> <p>The application lacks detailed plans for waste management. An increase in occupants will lead to a significant rise in waste production, necessitating robust waste disposal solutions to prevent environmental and health issues.</p> <p>Given these considerations, we recommend that the planning application for Addison Villas 34 & 36 Billing Road be refused.</p> |
| <p>47. 2024/2620/FULL</p> | <p>115 Colwyn Road Northampton NN1 3PU Creation of two additional basement flats, extra windows to one basement flat and alterations to building lightwell (retrospective). New external entrance door to one new basement flat; access to highway moved and widened; new brick wall and 2m high railings to highway; brick bin store; 14 new parcel boxes, permeable bitmap access and hardstanding; bike store.</p> | <p>The Planning committee made no comment on this application.</p> |
| <p>48. 2024/2026/FULL</p> | <p>78 Derby Road Northampton NN1 4JS Single storey rear extension to HMO 5 Bedroom 5 person HMO to form a 6 Bedroom 6 person HMO.</p> | <p>The Planning committee made no comment on this application.</p> |

MEETING CONCLUDED 6:50PM

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