



## PLANNING COMMITTEE – 26<sup>TH</sup> JUNE 2023

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 26<sup>TH</sup> JUNE 2023 AT 6PM  
IN THE TOWN COUNCIL'S COMMITTEE ROOM LOCATED IN THE GUILDHALL, NORTHAMPTON

**PRESENT:** Councillors Connolly (Chair), Fuchshuber, Ismail and Lane.

**OFFICERS PRESENT:** Mr S Carter (Town Clerk)

### 7. APOLOGIES FOR ABSENCE

Apologies were submitted by Councillors Birch, G Eales, Choudary and Purser.

### 8. DECLARATIONS OF INTERESTS

No declarations of interest were submitted.

### 9. TO AUTHORISE THE CHAIR TO SIGN THE MINUTES OF THE LAST MEETING HELD ON 24<sup>TH</sup> MAY 2023

**RESOLVED:** The Chair was authorised to sign the minutes of the previous meeting held on 24<sup>th</sup> May 2023 as a true and accurate record of the proceedings.

### 10. 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 volume of applications received by the Town Council it was agreed Councillors would call-in any applications of interest to be reviewed.*

Application No	Site Address and Proposal	Comments
34. WNN/2023/0476	<a href="#">73, Billing Road, -, Northampton, Northamptonshire, NN1 5DE</a> Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Sui Generis) for 8 occupants, including single storey rear extension	Northampton Town Council's Planning Committee made no comment on this application.
35. WNN/2023/0340	<a href="#">67, Ermine Road, -, Northampton, Northamptonshire, NN3 5ES</a> Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 4 occupants	Northampton Town Council's Planning Committee made no comment on this application.
36. WNN/2023/0455	<a href="#">270, The Headlands, -, Northampton, Northamptonshire, NN3 2NT</a> Single storey rear extension	Northampton Town Council's Planning Committee made no comment on this application.
37. WNN/2023/0430	<a href="#">72, Meshaw Crescent, -, Northampton, Northamptonshire, NN3 3NF</a> New dwelling and dropped kerb	Northampton Town Council's Planning Committee made no comment on this application.
38. WNN/2023/0489	<a href="#">30, Westone Avenue, -, Northampton, Northamptonshire, NN3 3JJ</a>	Northampton Town Council's Planning Committee made no comment on this application.

	Two storey and single storey rear extension	
<b>39. WNN/2023/0317</b>	<a href="#">12, Cedar Road, -, Northampton, Northamptonshire, NN1 4RN</a> Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 persons & rear ground floor extension	Northampton Town Council's Planning Committee made no comment on this application.
<b>40. WNN/2023/0328</b>	<a href="#">46, Brookland Road, -, Northampton, Northamptonshire, NN1 4SL</a> Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation for 5 occupants (Use Class C4)	Northampton Town Council's Planning Committee made no comment on this application.
<b>41. WNN/2023/0422</b>	<a href="#">107, Birchfield Road, -, Northampton, Northamptonshire, NN1 4RG</a> Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 occupants	Northampton Town Council's Planning Committee made no comment on this application.
<b>42. WNN/2023/0480</b>	<a href="#">Plough Hotel, Bridge Street, -, Northampton, Northamptonshire, NN1 1PF</a> Reserved Matters Application (Landscaping) pursuant to Outline Planning Permission <a href="#">N/2018/0351</a> (Outline planning application for the demolition of part of existing Plough Hotel and erection of a 35no serviced apartment building (Use Class C1) with landscaping reserved for future consideration)	Northampton Town Council's Planning Committee made no comment on this application.
<b>43. WNN/2023/0415</b>	<a href="#">42, Poole Street, -, Northampton, Northamptonshire, NN1 3EX</a> Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 4 occupants	Northampton Town Council's Planning Committee made no comment on this application.
<b>44. WNN/2023/0252</b>	<a href="#">32, Bridge Street, -, Northampton, Northamptonshire, NN1 1NW</a> 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's Planning Committee made no comment on this application.
<b>45. WNN/2023/0479</b>	<a href="#">5, The Avenue, Dallington, Northampton, Northamptonshire, NN5 7AJ</a> Outline Planning Application for the formation of new building plot to provide single detached dwelling and garage	Northampton Town Council's Planning Committee made no comment on this application.
<b>46. WNN/2023/0503</b>	<a href="#">50, Greenfield Road, -, Northampton, Northamptonshire, NN3 2LH</a> Removal of small lean-to structure and construction of single storey rear extension	Northampton Town Council's Planning Committee made no comment on this application.
<b>47. WNN/2023/0245</b> <b>(L.B) <a href="#">WNN/2023/0246</a></b>	<a href="#">32, Market Square, -, Northampton, Northamptonshire, NN1 2DQ</a>	Northampton Town Council's Planning Committee made no comment on this application.

<i>DSO's note: The Planning Committee previously commented on this application (previously for a no20 person HMO) however, the plans have been revised and amended.</i>	Change of Use of existing offices (Class E) to House in Multiple Occupancy for 15No persons (Sui Generis) at first, second and third floor levels. Class E use retained at ground floor level. To include external and internal alterations as shown on submitted drawings	
<b>48. WNN/2023/0497</b>	<a href="#">51, Perry Street, -, Northampton, Northamptonshire, NN1 4HL</a> Single storey and two storey rear extension	Northampton Town Council's Planning Committee made no comment on this application.
<b>49. WNN/2023/0453</b>	<a href="#">45, Greenview Drive, -, Northampton, Northamptonshire, NN2 7LB</a> Demolition of existing delapidated dwelling and construction of new Day Centre for the physically impaired	Northampton Town Council's Planning Committee made no comment on this application.
<b>50. WNN/2023/0498</b>	<a href="#">72, Maidencastle, -, Northampton, Northamptonshire, NN3 8EJ</a> Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Sui Generis) for 7 occupants	Northampton Town Council's Planning Committee made no comment on this application.
<b>51. WNN/2023/0507</b>	<a href="#">Northampton Town Fc Sixfields Stadium, Walter Tull Way, -, Northampton, Northamptonshire, NN5 5QA</a> Erection of All-Weather Mini-Pitch and Perimeter Fence	Northampton Town Council's Planning Committee made no comment on this application.
<b>52. WNN/2023/0491</b>	<a href="#">104, Lea Road, -, Northampton, Northamptonshire, NN1 4PF</a> Change of Use from House in Multiple Occupation (Use Class C4) to 3no Residential Units (Use Class C3) including rear ground floor and second floor extensions	Northampton Town Council's Planning Committee made no comment on this application.
<b>53. WNN/2023/0451</b>	<a href="#">18, Greenway, -, Northampton, Northamptonshire, NN3 3BW</a> Garage extension	Northampton Town Council's Planning Committee made no comment on this application.
<b>54. WNN/2023/0364</b>	<a href="#">35, Swansea Road, -, Northampton, Northamptonshire, NN5 7BU</a> New build two bedroom detached bungalow	Northampton Town Council's Planning Committee made no comment on this application.
<b>55. WNN/2023/0458</b>	<a href="#">38, Christchurch Road, -, Northampton, Northamptonshire, NN1 5LN</a> Replacement of 4no first floor casement window frames (all elevations) and 2no French door sets (rear elevation), redecoration of external of property complete (same colour pallet as existing) and replacement of garden fence (like for like)	Northampton Town Council's Planning Committee made no comment on this application.
<b>56. WNN/2023/0512</b>	<a href="#">44, East Leys Court, -, Northampton, Northamptonshire, NN3 7TX</a> Conversion of existing garage and conservatory link to existing	Northampton Town Council's Planning Committee made no comment on this application.
<b>57. WNN/2023/0516</b>	<a href="#">78, Woodcote Avenue, -, Northampton, Northamptonshire, NN3 6ER</a>	Northampton Town Council's Planning Committee made no comment on this application.

	New single storey side extension to provide a new bedroom with wetroom, demolition and rebuild of existing single storey extension and conversion of garage to habitable space	
<b>58. WNN/2023/0366</b>	<a href="#">127, Clarence Avenue, -, Northampton, Northamptonshire, NN2 6NY</a> Front dormer and rear box dormer loft conversion, reduce height of existing rear chimney stack, fit air conditioning compressor at high level, replace existing detached rear garage with new detached garage with first floor and roof windows	Northampton Town Council's Planning Committee made no comment on this application.
<b>59. WNN/2023/0518</b>	<a href="#">25, Wimbeldon Street, -, Northampton, Northamptonshire, NN5 5EW</a> Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 3 occupants	Northampton Town Council's Planning Committee made no comment on this application.
<b>60. WNN/2023/0465</b>	<a href="#">1, North Portway Close, -, Northampton, Northamptonshire, NN3 8RD</a> Change of Use from General Industrial (Use Class B2) to Storage and Distribution (Use Class B8)	Northampton Town Council's Planning Committee made no comment on this application.
<b>61. WNN/2023/0523</b>	<a href="#">38, Lingswood Park, -, Northampton, Northamptonshire, NN3 8TB</a> Two storey rear extension, single storey rear extension, porch in-fill and part garage conversion	Northampton Town Council's Planning Committee made no comment on this application.
<b>62. WNN/2023/0530</b>	<a href="#">19, Lime Avenue, -, Northampton, Northamptonshire, NN3 2HA</a> Replacement roof with raised ridge and loft conversion with rear facing dormer	Northampton Town Council's Planning Committee made no comment on this application.
<b>63. WNN/2023/0532</b>	<a href="#">22, Abington Street, -, Northampton, Northamptonshire, NN1 2AJ</a> Replacement of existing external through the wall machine with new model	Northampton Town Council's Planning Committee made no comment on this application.
<b>64. WNN/2023/0534</b>	<a href="#">33, Marefair, -, Northampton, Northamptonshire, NN1 1SR</a> Listed Building Consent Application for repairs to roof, chimney stack, rendering and ceilings, installation of new fire doors and repairs to existing and improvement to fire-stopping measur	Northampton Town Council's Planning Committee made no comment on this application.
<b>65. WNN/2023/0536</b>	<a href="#">Just For Pets, Commercial Street, -, Northampton, Northamptonshire, NN1 1PJ</a> Demolition of existing building and conversion of land to use as an electric vehicle charging hub, including installation of charging points, erection of substations and associated external works and landscaping	Northampton Town Council's Planning Committee made no comment on this application.
<b>66. WNN/2023/0539</b>	<a href="#">40, Bibury Crescent, -, Northampton, Northamptonshire, NN3 6AG</a> Dormer extension for master bedroom and bathroom, back door to be removed	Northampton Town Council's Planning Committee made no comment on this application.

	and infilled, with an enlarged opening for new bi-fold doors and internal alterations	
<b>67. WNN/2023/0550</b>	<a href="#">294, Broadmead Avenue, -, Northampton, Northamptonshire, NN3 2RP</a> Conversion to 2no Flats	Northampton Town Council's Planning Committee made no comment on this application.
<b>68. WNN/2023/0554</b>	<a href="#">41, Mayfield Road, -, Northampton, Northamptonshire, NN3 2RE</a> Single storey rear extension	Northampton Town Council's Planning Committee made no comment on this application.
<b>69. WNN/2023/0558</b> <b>(L.B) <a href="#">WNN/2023/0559</a></b>	<a href="#">1, Black Lion Hill, -, Northampton, Northamptonshire, NN1 1SW</a> Refurbishment and repair works both internally and externally to existing buildings forming The Old Black Lion Public House; demolition of selected modern extensions and infills; modifications to existing internal fabric and insertion of new partitioning to facilitate new internal layout, including rearranged WC provision, provision of function room, landlord apartment and office space; alterations to fenestration details including repairs and replacement of windows and doors, and new entranceway; addition of new stair and lift serving first floor. New rear extension to cottage section within courtyard to provide dining area; creation of new gate entrance to rear; landscaping of courtyard space and the provision of external seating areas. Addition of new stepped access and gate to St Peters Church churchyard, new path with lighting within St Peters churchyard, and a new trench within the churchyard.	Northampton Town Council's Planning Committee made no comment on this application.
<b>PLANNING INSPECTORATE APPEALS</b>		
<b>70. APP/W2845/W/23/3316981</b>	<a href="#">1A Pinetrees, Northampton, NN1 3ET</a> Detached dwelling and associated works	Northampton Town Council's Planning Committee made no comment on this application.
<b>71. APP/W2845/W/22/3310402</b>	<a href="#">BT Streethub, Kingsley Park Terrace, Northampton</a> Removal of existing BT phone box and installation of replacement BT street hub and associated display of advertisement to both sides of the unit	Northampton Town Council's Planning Committee made no comment on this application.
<b>72. APP/W2845/W/22/3310404</b>	<a href="#">BT Streethub, Weedon Road, Northampton</a> Removal of existing BT phone box and installation of replacement BT street hub and associated display of advertisement to both sides of the unit	Northampton Town Council's Planning Committee made no comment on this application.

## **11. ITEMS FOR FUTURE AGENDAS**

No discussion was held under this agenda item.

**MEETING CONCLUDED: 7:00PM**

## **12. DECLARATIONS OF INTEREST**

## **13. TO AUTHORISE THE CHAIR TO SIGN THE MINUTES OF THE LAST MEETING HELD ON 24<sup>TH</sup> MAY 2023**