

NORTHAMPTON TOWN COUNCIL – PLANNING COMMITTEE – 20TH NOVEMBER 2024

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 20TH NOVEMBER 2024 AT 6.00 PM IN THE TOWN COUNCIL’S COMMITTEE ROOM, LOCATED IN THE GUILDHALL, NORTHAMPTON

PRESENT: Councillors Connolly (Chair), Haque (Vice Chair) and Joyce

OFFICER PRESENT: S Carter (Town Clerk)

33. APOLOGIES

Apologies were submitted by Councillors Fuchshuber, Purser, Meredith, Birch, Lane and McNicholas

34. DECLARATION OF INTERESTS

No declarations of interests were made.

35. TO AUTHORISE THE CHAIR THE SIGN THE MINUTES OF THE PREVIOUS MEETING HELD ON 17TH OCTOBER 2024

RESOLVED: The Vice Chair was authorised to sign the minutes of the previous meeting held on 17th October 2024 as a true and accurate record of the proceedings.

36. 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
242. 2024/4789	223 Kettering Road Northampton NN2 7DU Side structure with new roof and boundary treatment height increase (retrospective)	No Comment
243. 2024/4840	5 Holmfield Way, Northampton, NN3 3BJ Flat-roofed single storey rear extension 3.59m x 2.75m x 2.44m with lantern-style rooflight	No Comment
244. 2024/4193	Elmdale, The Avenue, Dallington, Northampton, NN5 7AJ Demolish & replace Front Porch. Erect gazebo to rear of building & lean-to structure to side of the building.	No Comment
245. 2024/4938	Warkworth House 105 Colwyn Road Northampton NN1 3PU Removal of Conifers	No Comment
246. 2024/4885`	School House 9A Wallace Road Northampton NN2 7EE Single storey rear extension and part side extension, forming lounge extension, plus utility room and WC	No Comment

247.	2024/4533	Building Plot Rear Of 48 Greenfield Avenue Northampton Construction of a two storey hipped roof building 2x2 Bedroom Flats: One on the Ground Floor and one on the First Floor	No Comment
248.	2024/4913	76 Raeburn Road Northampton NN2 7EP Two storey & single storey rear extension	No Comment
249.	2024/4949	52 Charnwood Avenue Northampton NN3 3DU Crown reduction to 1 x Black Pine Remove deadwood and stubs to 4 x Black Pine Reduce large sub-dominant stem & crown reduction to 1 x Black Pine TPO 202 - G4	No Comment
250.	2024/4916	94 Semilong Road Northampton NN2 6DG Convert dwelling into 4 Apartments.	No Comment
251.	2024/4920	209 St Andrews Road Northampton NN2 6BN Conversion of dwelling to 2 flats	No Comment
252.	2024/4985	Flat 18 Military Court Military Road Northampton NN1 3EE Remove Ivy and Lilac growing along the rear boundary wall	No Comment
253.	2024/4945	Northampton County Lawn Tennis Club, Church Way, Northampton, NN3 3BX Proposed 2 number new padel courts & associated lighting to be installed on grass area to rear of tennis courts 7 & 8	No Comment
254.	2024/4874	190 Kingsley Road Northampton NN2 7BU The erection of hardstanding to form a driveway and the construction of a dropped kerb to facilitate access	No Comment
255.	2024/4976	Talbot House 2 Talbot Road Northampton NN1 4JB Change of use from retail (Use Class E) to restaurant/cafe & hot food takeaway (Use Class Sui Generis) with new flat roof to side, ventilation flue and internal alterations	No Comment

256.	2024/4957	9 Neale Close Northampton NN3 3DB Proposed first floor extension over garage and alterations	No Comment
257.	2024/3924	31B Greenfield Avenue Northampton NN3 2AA Single storey outdoor building in the rear garden for a gym and play room	No Comment
258.	2024/4918	49 Aintree Road Northampton NN3 6EA Two storey front extension	No Comment
259.	2024/4961	20 Norman Road Northampton NN3 2SG Rear extension and internal alterations including relocation of main entrance from side elevation to front elevation	No Comment
260.	2024/4974	Miller And Carter Steakhouse Talavera Way Northampton NN3 8RN Removal of mock Tudor timber cladding to external elevations of building at upper levels, with repairs to damaged render or replacement of render where required. Removal and replacement of 2no rotted timber windows at ground floor level to match other existing aluminium framed window units	No Comment
261.	2024/4898	Rear of 485 Wellingborough Road Northampton NN3 3HN Demolition of existing garage, construction of 1 no dwelling.	No Comment
262.	2024/4759	13 Highlands Avenue, Northampton, NN3 6BG Rear single storey flat roof extension, to provide ground floor bed room and wet room.	No Comment
263.	2024/4917	8 Yewtree Court, Northampton, NN3 6SF Removal of existing brick wall next to side grass verge. Installation of wooden fence approx 3.6 metres to the west towards Yewtree court.	No Comment
264.	2024/4946	Lock Up Garages Stanley Road Northampton Variation of conditions 2 (approved plans) and 8	No Comment

	(vehicular access) of WNN/2023/0279 (Demolition of 9no prefabricated garages and construction of 3no terrace houses with associated car parking) to amend the approved car parking layout and vehicular access	
265. 2024/4490	<p>105 Lea Road Northampton NN1 4PE</p> <p>Conversion of existing property to use Class C1-Serviced Accommodation (retrospective)</p>	<p>OBJECT: Commented that this was an HMO application in all but name and that previous comments should be submitted, namely:</p> <p>NTC fully supports the views of the neighbours and of Cllr Smith who have in brief stated that this proposal is totally inappropriate for this location and that this is an application for an HMO in another guise.</p> <ul style="list-style-type: none"> • Inappropriate Housing Mix: The application does not create an appropriate mix of housing uses in the area. • Undermining Local Planning Policy and Article 4: Approval of the application would undermine the effectiveness of local planning policy and the use of Article 4 in town centre locations. • HMO Status: The existing floor plans suggest the property is already used as an HMO, but it is not registered as such. • Article 4 Compliance: The proposed development would exceed the 10% HMO limit within a 50-meter radius. • Hotel Nature: The application's hotel nature does not align with the characteristics of an HMO, such as reception, concierge, laundry services, and dedicated food provision. • Bin Storage: The application lacks reference to bin storage, posing environmental and safety hazards. • Highway Safety: Highways' comments on the application regarding highway safety are questionable and should be reviewed. • Parking Issues: The application would likely worsen parking issues in the area due to contractors' work vehicles as well as paying guests vehicles • Previous Highway Comments: Highways' comments on previous HMO applications in Lea Road highlighted

		<p>potential negative impacts on highway safety due to parking capacity issues.</p> <ul style="list-style-type: none"> • Objections Raised: The Highway Authority (NCC) raised objections to both the 85 Lea Road and 102 Lea Road applications due to highway safety concerns. • Cumulative Impact: The cumulative impact of "minor" developments needs to be considered as a whole, as demonstrated by the lack of residual parking capacity and excessive demand from HMO properties. • Dangerous Parking: The development would increase demand and contribute to dangerous parking practices, compromising the safety of motorists and pedestrians. • Inadequate Bathroom Facilities: The property design in 102 Lea Road includes only one bedroom with its own bathroom, potentially leading to inappropriate living conditions for strangers sharing a single bathroom. • Negative Impact on Residential Amenity: The short-term, constantly changing residency and comings and goings associated with a property operating as a hotel would likely negatively impact the residential amenity of neighbours. • Undermining Article 4: Approval of the application would undermine the effectiveness of Article 4 direction, allowing HMOs to operate without limits by disguising themselves as hotels.
<p>266. 2024/4980</p>	<p>Memet Tilki 171 173 Wellingborough Road Northampton NN1 4DX Change of use of existing upper floor accommodation (Use Class E) to create a 21 bedroom bed and breakfast cum short-let tenancy accommodation (Use Class Sui Generis), including single storey rear extension at 171 Wellingborough Road on first floor, single storey rear extension at 173 & 175 Wellingborough Road on</p>	<p>No comment</p>

		second floor, third floor loft conversion, and fire staircase	
267.	2024/4999 LBC	60 Bridge Street Northampton NN1 1PA	No comment
268.	2024/4944/ ADV	Proposed 4.5 x 4.5m banner style advertisement to the gable end of 60 Bridge Street	
269.	2024/1187	Unit 3A, St James Retail Park, Towcester Road, Northampton, NN1 1EE Part change of use from Class E(d) to Class E(a) to allow Unit 3A (at ground and mezzanine level) to be used for retail sales within Class E(a)	Noted that this was going to be a 'Go Outdoors' store
270.	2024/0183	Land at Ross Road Northampton Application for Outline Planning Permission with all matters reserved, for the development of Use Class B2 (General Industrial) or Use Class E(c) and E (g) (Commercial, Business and Service) with new site access.	No comment
271.	2024/4777	93 Kingsley Road Northampton NN2 7BT Single storey rear extension	No comment
272.	2024/4987 LBD	21-23 Bridge Street Northampton NN1 1NH Listed building consent for demolition of 21-23 Bridge Street to create 47no. apartments (Class C3), Commercial spaces (Use Class E), complete with bin and cycle storage provisions (part retrospective).	No comment
273.	2024/4490	105 Lea Road Northampton NN1 4PE Conversion of existing property to use Class C1-Serviced Accommodation (retrospective)	No comment
274.	2024/5080	Merton Guest House 109 Colwyn Road Northampton NN1 3PU Variation of condition 2 (number of occupiers) of 2024/3569/FULL (Change of use from a 6 person HMO (Use Class C4) to an 8 person HMO (Use Class SG)) to increase the number of occupiers by 2	OBJECT: <ul style="list-style-type: none"> The proposal is considered to be overdevelopment, and increase from 6 – 8 occupancy is looking to maximise return without consideration for the neighbours, the tenants, safety, etc. The kitchen is in the basement which presents a safety risk Will cause further issues with parking

			<ul style="list-style-type: none"> Will have a negative impact on local amenities
275.	2024/4978	68 The Drive Northampton NN1 4SP Erection of a set back, single storey side and rear extension	No comment
276.	2024/5038	29 Debdale Road Northampton NN3 2TR Single storey wrap around extension	No comment
277.	2024/4972	251 - 255 Wellingborough Road Northampton NN1 4EH Installation of 2 illuminated Letter and 2 non-illuminated Letter signs, cladding & Located lettering	No comment
278.	2024/5036	4 Artizan Road Northampton NN1 4HU Proposed fenestration changes and removal of shop front	No comment
279.	2024/4471	67 Norfolk Street Northampton NN2 6HR Proposed single storey side and rear extension	No comment
280.	2024/5063	35 Burns Street Northampton NN1 3QE Proposed single storey rear and side extension to existing HMO	No comment
281.	2024/5077	107 Colwyn Road Northampton NN1 3PU Erection of two storey rear extension	No comment
282.	2024/5104	54 56 Kingsley Road Northampton NN2 7BL Proposed single storey rear infill extension	No comment
283.	2024/5108	39 Weston Way Northampton NN3 3BN Proposed two storey side extension and single storey rear extension. Construction of single storey detached store	No comment
284.	2024/5106	69 - 71 Lower Thrift Street, Northampton, NN1 5HP Proposed Garages to rear with 2No.Apartment over.	No comment
285. 286. LBC	2024/5157 2024/5169	Old Black Lion Public House 1 3 Black Lion Hill Northampton NN1 1SW Demolition of extensions and infills; modifications to	No comment

		<p>internal fabric and insertion new partitioning to facilitate internal layout, rearranged WC provision, provision of function room, landlord apartment and office space (incorporating kitchen, WCs, meeting spaces and variety of office space); alterations to fenestration 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 Peter's Church churchyard, new path with lighting within St Peter's churchyard, and a new trench within the churchyard.</p>	
287.	2024/1108	<p>130 Clarence Avenue, Northampton, NN2 6PA Change of Use from dwellinghouse to house in Multiple Occupation (HMO) for six residents and ground floor rear extension.</p>	<p>Appeal to planning inspectorate against WNC refusal. NTC also recommended refusal</p> <p>The clerk was asked to submit the comments made by the committee, which objected to this application, to the planning inspectorate</p>
288.	2024/5097	<p>7 Donovan Court Northampton NN3 3DD Alteration and extension of the existing garage with a room over to form a separate dwelling.</p>	No comment
289.	2024/5103	<p>69-71 Lower Thrift Street Northampton NN1 5HP Conversion of existing 2no. dwellings to 5no. apartments including single storey / two storey extensions and new dormers to rear.</p>	No comment
290.	2024/5179	<p>Merton Guest House 109 Colwyn Road Northampton NN1 3PU House of multiple occupation - Increase in the number of occupants from 8 to 10</p>	No comment
291.	2024/5101	<p>Pentagon Park Barn Way Northampton NN5 7UW</p>	

	Reduce size of roller shutters, additional roller shutters, infill cladding above roller doors, new external canopy to loading area, reconfiguration of fire door and entrance door.	
292. 2024/2066	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.	No comment

Addendum circulated prior to the meeting:

Application No	Site Address and Proposal	Comments
293. 2024/5159	62 Greenfield Avenue Northampton NN3 2AF Change of Use from single dwelling house (C3) into 2 no. flats (C3) including single storey front extension, single & two storey rear extension, alteration to ground floor window & timber cladding to front elevation	OBJECT: The committee are of the view that this proposal represents overdevelopment. The extension is out of scale with the surrounding properties and may result in a loss of natural light for the neighbouring properties.
294. 2024/3483	3 Robert Street Northampton NN1 3BL Change of use from a dwellinghouse (Use Class C3) into a HMO for 6no. occupants (Use Class C4)	OBJECT: <ul style="list-style-type: none"> • The proposal is considered to be overdevelopment for what is a terraced property. • This proposal will result in the loss of a family home • The area is already saturated with HMOs • Will cause further issues with parking • Have a negative impact on local amenities
295. 2024/5248	Land North of Nene Valley Way Proposals for a Battery Energy Storage System (BESS) Development	No comment
296. 2024/7640	Land rear of 121 Beech Avenue Northampton NN3 2JW Detached dwelling and associated works (resubmission)	No comment
297. 2024/5309	78 - 82 Derngate, Northampton, NN1 1UH	No comment

		T1 & T2 (Yew): Remove to facilitate new planting / hedgerow reinstatement T3 (Sycamore): Remove one large primary branch to Southwest aspect at source, in order to reduce shading to gardens T4 (Apple): Reduce crown by up to 2m on South side to re-shape	
298.	2024/5305	62 Wilford Avenue, Northampton, NN3 9UQ Demolition of garage & conservatory. New single storey rear & double storey side extensions.	No comment
299.	2024/5232	30 Maidencastle Northampton NN3 8EH Proposed additional storey and conversion of existing dwelling to 3No flats to include new door and window openings to front and rear elevations	No comment
300.	2024/5252	1 Adams Avenue Northampton NN1 4LQ Demolition of existing garages serving as office storage and erection of 1 No. Flats	No comment
301.	2024/5307	163 Birchfield Road East Northampton NN3 2BZ Change of use from dwelling (Use Class C3) to a 6 person HMO (Use Class C4)	OBJECT: <ul style="list-style-type: none"> • The proposal is considered to be overdevelopment • This proposal will result in the loss of a family home • There are no bathroom facilities on the top floor • Will cause further issues with parking • Have a negative impact on local amenities
302.	2024/5325	12 Farmyard Close Northampton NN3 8BU Installation of heat pump	No comment
303.	2024/0797	51 Gold Street Northampton NN1 1RA Part demolition and adaptation of existing first floor and addition of two further floors for 14No flats and retention of Class E ground floor and basement	No comment
304.	2024/4704 LBC	1 Woolston Close Northampton NN3 6QJ Replacement wooden windows - Northwest Elevation.	No comment
305.	2024/5149	62 Abington Grove Northampton NN1 4QU Single storey rear extension	No comment
306.	2024/5311	36 Derby Road, Northampton, NN1 4JS Proposed single storey rear extension - amendment to 2024/1973/PA	No comment
307.	2024/4713	64 Overstone Road Northampton NN1 3JS Change of use from Residential to Shop A1 & first floor infill side extension	There were no comments made with regards to the application specifically but it was stated that this work had already commenced.

308. 2024/5316 LBC	St Andrews Hospital, Chaplains House Ivy Cottage, Billing Road, Northampton, NN1 5DG Rethatch roof and associated works.	No comment
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37. Budget Principles 2025/26 – Planning Committee element

Members noted the report regarding the planning committee. The committee currently had two budgets under its control:

- Code 4600 – £10,000 – Neighbourhood Planning – No expenditure
- Code 4601 – £10,000 Planning Support - £565 on specialist training and support

RESOLVED: That the recommendation that both budgets be cut to £5000 go to the Policy and Finance Committee.

4600 – Neighbourhood Planning - £5,000

4601 – Planning Support - £5,000

RESOLVED: That a request be made to earmark the unspent Neighbourhood Planning Budget for future use should the council want to undertake Neighbourhood Plans (or similar) in the future.

MEETING CONCLUDED: 6.40 PM