



**NORTHAMPTON**  
**BOROUGH COUNCIL**

# **PLANNING AGENDA**

**Tuesday, 21 November 2017**

The Jeffrey Room, St. Giles Square, Northampton,  
NN1 1DE.

5:30 pm

**Members of the Committee**

**Councillor:** Brian Oldham (Chair), Jamie Lane (Deputy Chair)

**Councillors:** James Hill, Mary Markham, Matthew Golby, Andrew Killbride, Samuel Kilby-Shaw, Julie Davenport, Jane Birch, Nazim Choudary, Zoe Smith, Arthur McCutcheon and Brian Markham.

**Interim Chief** Simon Bovey

**Executive**

If you have any enquiries about this agenda please contact [democraticservices@northampton.gov.uk](mailto:democraticservices@northampton.gov.uk) or 01604 837722



# PLANNING COMMITTEE

## AGENDA

Meetings of the Planning Committee will take place at 6.00pm on 4<sup>th</sup> July, 25<sup>th</sup> July, 5<sup>th</sup> September, 26<sup>th</sup> September, 17<sup>th</sup> October, 21<sup>st</sup> November, 19<sup>th</sup> December 2017 and 16<sup>th</sup> January, 13<sup>th</sup> February, 13<sup>th</sup> March, 10<sup>th</sup> April, 8<sup>th</sup> May and 7<sup>th</sup> Jun 2018.

The Council permits public speaking at the Planning Committee as outlined below:

### Who Can Speak At Planning Committee Meetings?

- Up to 2 people who wish to object and up to 2 people who wish to support an individual planning applications or any other matter on the public agenda.
- Any Ward Councillors who are not members of the Planning Committee. If both Ward Councillors sit on the Planning Committee, they may nominate a substitute Councillor to speak on their behalf.
- A representative of a Parish Council.

### How Do I Arrange To Speak?

- Anyone wishing to speak (not including Ward Councillors who must let the Chair know before the start of the meeting) must have registered with the Council's Democratic Services section not later than midday on the day of the Committee.  
NB: the Council operate a 'first come, first serve' policy and people not registered to speak will not be heard. If someone who has registered to speak does not attend the meeting their place may be relocated at the discretion of the Chair.

Methods of Registration:

- By telephone: 01604 837722
- In writing to: Northampton Borough Council, The Guildhall, St. Giles Square, Northampton , NN1 1DE, Democratic Services (Planning Committee)

by email to: [democraticservices@northampton.gov.uk](mailto:democraticservices@northampton.gov.uk)

### When Do I Speak At The Meeting

- A Planning Officer may update the written committee report then those registered to speak will be invited to speak.
- Please note that the planning officer can summarise issues after all the speakers have been heard and before the matter is debated by the Planning Committee Members and a vote taken.

### How Long Can I Speak For?

- All speakers are allowed to speak for a maximum of three minutes.

### Other Important Notes

- Speakers are only allowed to make statements – they may not ask questions or enter into dialogue with Councillors, Officers or other speakers.
- Consideration of an application will not be delayed simply because someone who is registered to speak is not in attendance at the time the application is considered
- Confine your points to Planning issues: Don't refer to non-planning issues such as private property rights, moral issues, loss of views or effects on property values, which are not a material consideration on which the decision will be based.

- You are not allowed to circulate new information, plans, photographs etc that has not first been seen and agreed by the Planning Officers
- Extensive late representations, substantial changes, alterations to proposals etc. will not be automatically accepted, due to time constraints on Councillors and Officers to fully consider such changes during the Planning Committee Meeting.

**NORTHAMPTON BOROUGH COUNCIL  
PLANNING COMMITTEE**

Your attendance is requested at a meeting to be held:  
in The Jeffrey Room, St. Giles Square, Northampton, NN1 1DE.  
on Tuesday, 21 November 2017  
at 5:30 pm.

**AGENDA**

1. **APOLOGIES**
2. **MINUTES**
3. **DEPUTATIONS / PUBLIC ADDRESSES**
4. **DECLARATIONS OF INTEREST/PREDETERMINATION**
5. **MATTERS OF URGENCY WHICH BY REASON OF SPECIAL CIRCUMSTANCES THE CHAIR IS OF THE OPINION SHOULD BE CONSIDERED**
6. **LIST OF CURRENT APPEALS AND INQUIRIES**  
Report of Head of Planning (copy herewith)
7. **OTHER REPORTS**
  - (A) **N/2017/1104 - APPLICATION FOR THE PERMANENT DIVERSION OF A FOOTPATH. LAND SOUTH OF BEDFORD ROAD**
  - (B) **N/2017/1312 - CONSULTATION ON PROPOSALS FOR A RAIL FREIGHT INTERCHANGE (INCLUDING WAREHOUSING) AND ASSOCIATED HIGHWAY WORKS. LAND TO THE WEST OF JUNCTION 15 OF M1 MOTORWAY**
8. **NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS**
9. **NORTHAMPTON BOROUGH COUNCIL APPLICATIONS**
  - (A) **N/2017/1362 - REMODELLING AND EXTENSION OF MUSEUM. NEW COURTYARD EXTENSION TO PROVIDE A NEW SHOE GALLERY, CAFE AND MULTI-FUNCTIONAL SPACE AND TO LINK THE BUILDINGS. NEW SUB-STATION. DEMOLITION TO FACILITATE THE EXTENSION. CHANGE OF USE FROM OFFICES (CLASS B1) TO MUSEUM (CLASS D1). CENTRAL MUSEUM & ART GALLERY, 4 GUILDHALL ROAD**
10. **ITEMS FOR DETERMINATION**  
(Addendum herewith)
  - (A) **N/2016/1096 - ERECTION OF CANOPY AND DECK PLATFORM AREA (PART RETROSPECTIVE). CHILLI VILLAGE, 145 WELLINGBOROUGH ROAD**

- (B) N/2017/0695 - CHANGE OF USE FROM DWELLINGHOUSE (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (SUI GENERIS) FOR 7 OCCUPANTS AND 1NO. SELF-CONTAINED UNIT FOR 1 PERSON. 46 GUILDHALL ROAD**
- (C) N/2017/0836 - OUTLINE PLANNING APPLICATION FOR THE DEVELOPMENT OF UP TO 50NO DWELLINGS WITH ASSOCIATED ACCESS, GREEN INFRASTRUCTURE, OPEN SPACE AND LANDSCAPING (ALL MATTERS RESERVED EXCEPT FOR ACCESS). LAND REAR OF HUNSBURY PARK PRIMARY SCHOOL, DAYRELL ROAD**
- (D) N/2017/0949 - VARIATION OF CONDITION 2 OF PLANNING PERMISSION N/2016/0772 (DEMOLISH EXISTING FLATS AND ERECT THREE STOREY BUILDING WITH NINE FLATS ON GROUND FLOOR AND NINE MAISONETTES ON UPPER FLOORS) TO AMEND ROOF DESIGN TO THE THREE STOREY ELEMENT, REPLACING CAPPING WITH A PARAPET WALL. 33 LITTLE CROSS STREET**
- (E) N/2017/0983 - CHANGE OF USE FROM DWELLINGHOUSE (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (SUI GENERIS) FOR 11 OCCUPANTS AND INSTALLATION OF NEW WINDOWS AND DOORS. 3 ST PETERS GARDENS**
- (F) N/2017/1029 - DEMOLITION OF NOS. 1-6 AND 14-17 TOMS CLOSE AND DEVELOPMENT OF 21NO. NEW BUILD AFFORDABLE DWELLINGS AND ASSOCIATED LANDSCAPING. DEVELOPMENT LAND, TOMS CLOSE**
- (G) N/2017/1034 - CHANGE OF USE FROM DWELLINGHOUSE (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 3 OCCUPANTS. 39 VICTORIA ROAD**
- (H) N/2017/1069 - CHANGE OF USE FROM DWELLINGHOUSE (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 5 OCCUPANTS. 41 ABBEY ROAD**
- (I) N/2017/1091 - CONVERSION AND EXTENSION OF FORMER COUNCIL OFFICE BUILDING TO FORM RESTAURANT AND HOT FOOD TAKEAWAY, NEW RETAIL UNITS AND STUDENT ACCOMMODATION WITHIN 3 APARTMENTS, ANCILLARY BINS AND BIKE STORAGE AREAS; ERECTION OF ENTRANCE CANOPY AND AWNING; CHANGE OF USE OF FOOTWAY TO INTRODUCE OUTDOOR SEATING AREA ON FISH STREET. 14 FISH STREET**
- (J) N/2017/1123 - CONVERSION OF EXISTING DWELLING INTO TWO FLATS. 90 TOWCESTER ROAD**
- (K) N/2017/1140 - RETENTION OF REPLACEMENT WINDOWS AT 24-35 REDRUTH CLOSE. 24-35 REDRUTH CLOSE**
- (L) N/2017/1153 - CHANGE OF USE FROM DWELLINGHOUSE (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 4 OCCUPANTS - RETROSPECTIVE. 48 POOLE STREET**
- (M) N/2017/1156 - RETENTION OF REPLACEMENT OF WINDOWS AT 5-16 & 37-48 COVERACK CLOSE. 5 COVERACK CLOSE**

- (N) N/2017/1157 - RETENTION OF REPLACEMENT WINDOWS AT 26 - 37 & 52 - 63 & 76 - 87 CAMBOURNE CLOSE. 26 CAMBORNE CLOSE**
- (O) N/2017/1204 - CHANGE OF USE FROM DWELLINGHOUSE (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 3 OCCUPANTS. 63 OXFORD STREET**
- (P) N/2017/1283 - PRIOR NOTIFICATION FOR THE PROPOSED INSTALLATION OF A 20M MONOPOLE SUPPORTING 3NO ANTENNA, 2NO DISHES AND ASSOCIATED GROUND BASED EQUIPMENT CABINET AND ANCILLARY DEVELOPMENT. TELECOMMUNICATIONS EQUIPMENT, KINGSLEY ROAD**
- (Q) N/2017/1293 - PRIOR NOTIFICATION FOR DEMOLITION OF 11NO GARAGES AT THE REAR. LOCK UP GARAGES, STANLEY ROAD**
- (R) N/2017/1304 - CHANGE OF USE FROM DWELLINGHOUSE (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 3 OCCUPANTS. 11 SOUTHAMPTON ROAD**
- (S) N/2017/1305 - TWO STOREY AND SINGLE STOREY EXTENSION. 24 DRYDALE AVENUE**
- (T) N/2017/1317 - CONVERSION OF 3NO RESIDENTIAL GARAGES AND BIN STORAGE AREAS TO A 2 BEDROOM FLAT ON THE LOWER GROUND FLOOR OF THE EXISTING BLOCK OF FLATS. GARAGE 1 GARAGE BLOCK, MOAT PLACE**
- (U) N/2017/1391 - DEMOLISH EXISTING SINGLE STOREY ELEMENT AND CONSTRUCT NEW SINGLE STOREY REAR EXTENSION. 8 TOMS CLOSE**
- (V) N/2017/1412 - PRIOR NOTIFICATION FOR DEMOLITION OF 2NO SEMI-DETACHED DWELLINGS (41A EASTFIELD ROAD AND 2 NORTHFIELD ROAD). 41A EASTFIELD ROAD, DUSTON**
- (W) N/2017/1416 - PRIOR NOTIFICATION FOR DEMOLITION OF GARAGE BLOCK. LOCK UP GARAGES, EDEN CLOSE**

**11. ENFORCEMENT MATTERS**

**12. ITEMS FOR CONSULTATION**

- (A) N/2017/1213 - DEVELOPMENT OF UP TO 1,050 DWELLINGS (CLASS C3), EMPLOYMENT (CLASS B1), RESIDENTIAL CARE HOME (CLASS C2), PARK AND RIDE FACILITY OF UP TO 500 SPACES, LOCAL CENTRE (CLASSES A1/A2/A3/A5), PRIMARY SCHOOL, PUBLIC OPEN SPACE AND ASSOCIATED HIGHWAYS AND DRAINAGE INFRASTRUCTURE, ALL MATTERS RESERVED EXCEPT ACCESS. LAND AT BRAMPTON LANE, BOUGHTON**

**13. EXCLUSION OF PUBLIC AND PRESS**

THE CHAIR TO MOVE:

“THAT THE PUBLIC AND PRESS BE EXCLUDED FROM THE REMAINDER OF THE MEETING ON THE GROUNDS THAT THERE IS LIKELY TO BE DISCLOSURE TO THEM OF SUCH CATEGORIES OF EXEMPT INFORMATION AS DEFINED BY SECTION 100(1) OF THE LOCAL GOVERNMENT ACT 1972 AS LISTED AGAINST SUCH ITEMS OF BUSINESS BY REFERENCE TO THE APPROPRIATE PARAGRAPH OF SCHEDULE 12A TO SUCH ACT.”

**PHOTOGRAPHY AND AUDIO/VISUAL RECORDINGS OF MEETINGS** Anyone may record meetings of the Council, the Cabinet, any Committee or Sub-Committee of the Council through any audio, visual or written method to include taking photographs of meetings, filming meetings or making audio recordings of meetings. The Chair of the meeting shall have the discretion to revoke the permission in the event that the exercise of the permission is disturbing the conduct of the meeting in any way or when it is otherwise necessary due to the nature of the business being transacted at the meeting. Permission may only be exercised where the public have the right to attend the meeting; and if a meeting passes a motion to exclude the press and public, then in conjunction with this, all rights to record the meetings are removed.

