



# PLANNING AGENDA

**Tuesday, 22 January 2019**

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

5:00 pm

**Members of the Committee**

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

**Councillors:** Alan Bottwood, Mary Markham, Matthew Golby, Andrew Killbride, Samuel Kilby-Shaw, Catherine Russell, Jane Birch, Nazim Choudary, Zoe Smith, Arthur McCutcheon and Dennis Meredith.

**Chief Executive**

**George Candler**

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 5:00pm on 3<sup>rd</sup> July, 31<sup>st</sup> July, 4<sup>th</sup> September, 25<sup>th</sup> September, 23<sup>rd</sup> October, 20<sup>th</sup> November, 18<sup>th</sup> December 2018, and 22<sup>nd</sup> January, 19<sup>th</sup> February, 19<sup>th</sup> March, 16<sup>th</sup> April, 7<sup>th</sup> May, 4<sup>th</sup> June, 2<sup>nd</sup> July and 30<sup>th</sup> July 2019.

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, The Guildhall, St. Giles Square, Northampton, NN1  
1DE

on Tuesday, 22 January 2019

at 5:00 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**
- 8. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS**  
**(A) N/2018/0904 - OUTLINE APPLICATION WITH ALL MATTERS RESERVED EXCEPT ACCESS FOR UP TO 132NO DWELLINGS. PARKLANDS MIDDLE SCHOOL, DEVON WAY**
- 9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS**
- 10. ITEMS FOR DETERMINATION**  
**(A) N/2018/0690 - VARIATION OF CONDITIONS 2 AND 3 OF PLANNING PERMISSION N/2017/1097 (ERECTION OF 81NO DWELLINGS INCLUDING NEW VEHICULAR ACCESS FROM BILLING BROOK ROAD) TO RELOCATE FLATS WITHIN THE SITE, RECONFIGURE PARKING LAYOUT AND ASSOCIATED REPOSITIONING OF PLOTS 068-075. FORMER EMMANUEL CHURCH MIDDLE SCHOOL SITE, BIRDS HILL WALK**  
**(B) N/2018/0774 - ERECTION OF 118 DWELLINGS, VEHICULAR ACCESS TO BERRYWOOD DRIVE, DRAINAGE INFRASTRUCTURE AND PUBLIC OPEN SPACE. LAND WEST OF ST CRISPIN DRIVE**

- (C) N/2018/1424 - CHANGE OF USE FROM NURSERY AND WAREHOUSE WITH ANCILLARY RECRUITMENT TO A MIX NURSERY AND CHILDREN PARTY VENUE WITH ANCILLARY RECRUITMENT USE (SUI GENERIS), INCLUDING INSTALLATION OF NEW PRIMARY GLAZED ENTRANCE BEHIND EXISTING SHUTTER. 4 HARROWDEN ROAD**
- (D) N/2018/1433 - CHANGE OF USE FROM DWELLINGHOUSE (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 5 OCCUPANTS (RETROSPECTIVE). 13 WHITWORTH ROAD**
- (E) N/2018/1469 - DEMOLITION OF EXISTING GARAGES AND CONSTRUCTION OF 2NO NEW DWELLINGS WITH ASSOCIATED PARKING. LOCK UP GARAGES, THIRLMERE AVENUE**
- (F) N/2018/1488 - CONVERSION OF EXISTING COMMUNITY ROOM INTO A SINGLE RESIDENTIAL DWELLING (RETROSPECTIVE). FLAT 1 COMMUNITY ROOM ST BARNABAS HOUSE, LOWER HARDING STREET**
- (G) N/2018/1509 - DEMOLITION OF DOMESTIC GARAGES AND CONSTRUCTION OF 2NO NEW DWELLINGS WITH ASSOCIATED PARKING. LAND ADJACENT TO 34 OLD BARN COURT**
- (H) N/2018/1513 - DEMOLITION OF DOMESTIC GARAGES AND CONSTRUCTION OF 2NO NEW DWELLINGS WITH ASSOCIATED PARKING. LAND ADJACENT TO 49 TYES COURT**
- (I) N/2018/1540 - CONSTRUCTION OF CAR PARKING SITE OFF ROSGILL PLACE. CAR PARKING AREA, ROSGILL PLACE**
- (J) N/2018/1543, N/2018/1683, N/2018/1684, N/2018/1685 - CONSTRUCTION OF 4 NO. CAR PARKING SITES OFF GRANGE ROAD. LAND ADJACENT TO GRANGE ROAD**
- (K) N/2018/1547 - DEMOLITION OF 12NO. DOMESTIC LOCK UP GARAGES AND CONSTRUCTION OF 2 NO. NEW DWELLINGS. LAND AND GARAGES TO WEST OF RINGWAY**
- (L) N/2018/1548 - DEMOLITION OF 6NO GARAGES, CONSTRUCTION OF 2NO BUNGALOWS AND FORMATION OF PARKING AREAS. LAND TO SOUTH WEST SIDE OF RINGWAY**
- (M) N/2018/1550 - DEMOLITION OF 8NO DOMESTIC GARAGES AND CONSTRUCTION OF 2NO NEW DWELLINGS. LAND ADJACENT TO 2 SOUTHWOOD HILL**
- (N) N/2018/1588 - LOFT CONVERSION WITH DORMER TO REAR (RETROSPECTIVE) (AMENDMENT TO PLANNING APPLICATION N/2017/1294). 4 HAROLD STREET**
- (O) N/2018/1622 - CHANGE OF USE FROM 3 BEDROOM HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) TO 5 BEDROOM HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4), INCLUDING SINGLE STOREY REAR EXTENSION AND EXTENSION TO FIRST FLOOR REAR BEDROOM. 68 CHARLES STREET**
- (P) N/2018/1664 - CHANGE OF USE FROM DWELLINGHOUSE (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 4 OCCUPANTS. 36 FLORENCE ROAD**

**(Q) N/2018/1750 - VARIATION OF CONDITIONS 2 AND 3 OF PLANNING PERMISSION N/2017/1000 (CHANGE OF USE FROM DWELLINGHOUSE (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 3 OCCUPANTS) TO INCREASE THE NUMBER OF OCCUPANTS TO 4. 101 EUSTON ROAD**

**11. ENFORCEMENT MATTERS**

**12. ITEMS FOR CONSULTATION**

**(A) N/2018/1575 - ERECTION OF A WASTE TRANSFER BUILDING (MIXED B2/B8 USE), INCLUDING ANCILLARY TWO STOREY OFFICE BUILDING (B1 USE), TWO WEIGHBRIDGES, VEHICLE FUEL STATION, VEHICLE WASH BAY, SPRINKLER TANKS AND PUMPHOUSE, TOGETHER WITH ASSOCIATED ACCESS, LANDSCAPING, PARKING AND RETAINING WALL STRUCTURES. SITE 7C, EDGAR MOBBS WAY**

**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.”

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**

8. **NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS**

- (A) **N/2018/0904 - OUTLINE APPLICATION WITH ALL MATTERS RESERVED EXCEPT ACCESS FOR UP TO 132NO DWELLINGS. PARKLANDS MIDDLE SCHOOL, DEVON WAY**

9. **NORTHAMPTON BOROUGH COUNCIL APPLICATIONS**

10. **ITEMS FOR DETERMINATION**

(Copy of addendum herewith)

- (A) **N/2018/0690 - VARIATION OF CONDITIONS 2 AND 3 OF PLANNING PERMISSION N/2017/1097 (ERECTION OF 81NO DWELLINGS INCLUDING NEW VEHICULAR ACCESS FROM BILLING BROOK ROAD) TO RELOCATE FLATS WITHIN THE SITE, RECONFIGURE PARKING LAYOUT AND ASSOCIATED REPOSITIONING OF PLOTS 068-075. FORMER EMMANUEL CHURCH MIDDLE SCHOOL SITE, BIRDS HILL WALK**
- (B) **N/2018/0774 - ERECTION OF 118 DWELLINGS, VEHICULAR ACCESS TO BERRYWOOD DRIVE, DRAINAGE INFRASTRUCTURE AND PUBLIC OPEN SPACE. LAND WEST OF ST CRISPIN DRIVE**
- (C) **N/2018/1424 - CHANGE OF USE FROM NURSERY AND WAREHOUSE WITH ANCILLARY RECRUITMENT TO A MIX NURSERY AND CHILDREN PARTY VENUE WITH ANCILLARY RECRUITMENT USE (SUI GENERIS), INCLUDING INSTALLATION OF NEW PRIMARY GLAZED ENTRANCE BEHIND EXISTING SHUTTER. 4 HARROWDEN ROAD**
- (D) **N/2018/1433 - CHANGE OF USE FROM DWELLINGHOUSE (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 5 OCCUPANTS (RETROSPECTIVE). 13 WHITWORTH ROAD**
- (E) **N/2018/1469 - DEMOLITION OF EXISTING GARAGES AND CONSTRUCTION OF 2NO NEW DWELLINGS WITH ASSOCIATED PARKING. LOCK UP GARAGES, THIRLMERE AVENUE**

- (F) N/2018/1488 - CONVERSION OF EXISTING COMMUNITY ROOM INTO A SINGLE RESIDENTIAL DWELLING (RETROSPECTIVE). FLAT 1 COMMUNITY ROOM ST BARNABAS HOUSE, LOWER HARDING STREET**
- (G) N/2018/1509 - DEMOLITION OF DOMESTIC GARAGES AND CONSTRUCTION OF 2NO NEW DWELLINGS WITH ASSOCIATED PARKING. LAND ADJACENT TO 34 OLD BARN COURT**
- (H) N/2018/1513 - DEMOLITION OF DOMESTIC GARAGES AND CONSTRUCTION OF 2NO NEW DWELLINGS WITH ASSOCIATED PARKING. LAND ADJACENT TO 49 TYES COURT**
- (I) N/2018/1540 - CONSTRUCTION OF CAR PARKING SITE OFF ROSGILL PLACE. CAR PARKING AREA, ROSGILL PLACE**
- (J) N/2018/1543, N/2018/1683, N/2018/1684, N/2018/1685 - CONSTRUCTION OF 4 NO. CAR PARKING SITES OFF GRANGE ROAD. LAND ADJACENT TO GRANGE ROAD**
- (K) N/2018/1547 - DEMOLITION OF 12NO. DOMESTIC LOCK UP GARAGES AND CONSTRUCTION OF 2 NO. NEW DWELLINGS. LAND AND GARAGES TO WEST OF RINGWAY**
- (L) N/2018/1548 - DEMOLITION OF 6NO GARAGES, CONSTRUCTION OF 2NO BUNGALOWS AND FORMATION OF PARKING AREAS. LAND TO SOUTH WEST SIDE OF RINGWAY**
- (M) N/2018/1550 - DEMOLITION OF 8NO DOMESTIC GARAGES AND CONSTRUCTION OF 2NO NEW DWELLINGS. LAND ADJACENT TO 2 SOUTHWOOD HILL**
- (N) N/2018/1588 - LOFT CONVERSION WITH DORMER TO REAR (RETROSPECTIVE) (AMENDMENT TO PLANNING APPLICATION N/2017/1294). 4 HAROLD STREET**
- (O) N/2018/1622 - CHANGE OF USE FROM 3 BEDROOM HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) TO 5 BEDROOM HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4), INCLUDING SINGLE STOREY REAR EXTENSION AND EXTENSION TO FIRST FLOOR REAR BEDROOM. 68 CHARLES STREET**
- (P) N/2018/1664 - CHANGE OF USE FROM DWELLINGHOUSE (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 4 OCCUPANTS. 36 FLORENCE ROAD**
- (Q) N/2018/1750 - VARIATION OF CONDITIONS 2 AND 3 OF PLANNING PERMISSION N/2017/1000 (CHANGE OF USE FROM DWELLINGHOUSE (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 3 OCCUPANTS) TO INCREASE THE NUMBER OF OCCUPANTS TO 4. 101 EUSTON ROAD**



**11. ENFORCEMENT MATTERS**

**12. ITEMS FOR CONSULTATION**

- (A) N/2018/1575 - ERECTION OF A WASTE TRANSFER BUILDING (MIXED B2/B8 USE), INCLUDING ANCILLARY TWO STOREY OFFICE BUILDING (B1 USE), TWO WEIGHBRIDGES, VEHICLE FUEL STATION, VEHICLE WASH BAY, SPRINKLER TANKS AND PUMPHOUSE, TOGETHER WITH ASSOCIATED ACCESS, LANDSCAPING, PARKING AND RETAINING WALL STRUCTURES. SITE 7C, EDGAR MOBBS WAY**

**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.

