

Far Cotton and Delapre Community Council
Planning Committee Meeting
14 October 2021

PRESENT: Councillor Bright (Chair); Cllrs Harris, Levinge, McCoach Plowman and Reina.

1. APOLOGIES FOR ABSENCE
NONE RECEIVED

2. MINUTES:

To approve the minutes of the Planning Committee meeting held on 9th September 2021 be approved subject to amending item

RESOLVED that the minutes of the Planning Committee meeting held on 9th September 2021 are approved subject to amending item N/2021/0372- 14 16 St Leonards Road to read... *RESOLVED that the council objected to this application.*

3. DECLARATIONS OF INTEREST
NONE

4. PUBLIC SESSION

Members of the public are invited to address the Council in respect of any planning application on the agenda. Each contribution lasting a maximum of 3 minutes.

NONE

5. PLANNING MATTERS

- Applications for consideration

WNN/2021/0722 - 37 Pleydell Road, Northampton, NN4 8NJ- Single storey rear extension

RESOLVED that The Community Council does not object to this application. However, we would ask that WNC are mindful of the concentration of HIMOs in the area in line with the Houses in Multiple Occupation SPD, Nov 2019.

N/2021/0313-113 Delapre Crescent Road - two storey rear extension, first floor side extension, fenestration changes, and conversion of dwelling into 4no flats, with additional parking bays and amenity area.

RESOLVED that the Community Council object to this application and would support the comments made by Cllr Emma Roberts and Sharon Henley of Northants Police. The Community Council would wish to draw further attention to the dangerous junction that this development is situated on, vehicles entering and exiting the development will add to this.

The development is overdevelopment and will impact anti-social behaviour.

WNN/2021/0170- 76 Gloucester Avenue Northampton- single storey rear (flat roof) and side (mono pitch roof) extensions

RESOLVED that the Community Council note that this application had been approved. However, the community council had no additional comments to make. And it was noted that there were no objections from neighbours.

WNN/2021/0745 -69 Towcester Road, Northampton, NN4 8LR - Single storey rear extension.

RESOLVED that the Community Council does not object to this application, and we note that there are no comments from neighbours.

WNN/2021/0796-109 St Leonards Road, Northampton, NN4 8DN- change of use of ground floor from shop (use class e) to restaurant and takeaway uses (sui generis) and conversion of upper floor to 2no one-bedroom flats (use class c3) and loft room, including single storey and two storey rear extension, installation of extraction and flue system and internal and external alterations.

RESOLVED that the Community Council would make the following observations. The council does not object to the proposal but would raise the following issues: the Community Council supports the comments of Environmental Health. The Community Council has concerns regarding parking at the development. There is little parking space for residents of the flats above the takeaway/restaurant. There is an existing issue with visitors to neighbouring takeaways double parking while collecting food and this will be exacerbated by the new development. This raises a serious safety concern especially late in the evening or winter months.

WNN/2021/0785 – Foxhill Friars Avenue -Northampton Northamptonshire NN4 8PY

RESOLVED that the Community Council does not object to this application, and we note that there are no comments from neighbours.

WNN/2021/0846 - 74 Oxford Street - demolition of single storey brick and metal shed and conversion of two storey workhouse into two storey, two-bedroom house with associated garden and off-street car parking for one car.

RESOLVED that the Community Council- support this application and are pleased to see this addition to local housing stock. We note that developer has included off-street parking and welcome this. We note that this applicant has included a parking survey and are pleased to see this but would ask for consistency across applications in the area and ask that parking surveys are insisted upon as needed.

WNN/2021/0797 - Former Hardington 9 Hole Golf Course, Houghton Hill, Northampton formation of 5no cycle trails), routes and associated works including car parking, landscaping and ecological enhancements to facilitate the former nine-hole golf course as a bike park.

RESOLVED that Community Council supports this application and on balance having reviewed all the documentation believes this will be a good development for the local area

6. Planning Applications Approved/Refused/Withdrawn

To receive an update on planning applications that have been approved refused or withdrawn.

The committee reviewed the table below detailing the status of all applications received by the council to date.

RESOLVED to note the report.

N/2020/1639	89 Lion Court	Variation of Condition 18 of Planning Permission N/1999/1166 (Mixed Development (Residential Development Cafe & Bar), New Bridge and Road) to enable the existing duplex penthouse apartment across floors 6 and 7 to be converted into 2no separate apartments	No comments	Approved
N/2021/0313	113 Delapre Crescent Road, -, Northampton, Northamptonshire, NN4 8NQ	Two storey rear extension, first floor side extension, fenestration changes, and conversion of dwelling into 4no flats, with additional parking bays and amenity area.	The Community Council object to this application and would support the comments made by Cllr Emma Roberts and Sharon Henley of Northants Police. The Community Council would wish to draw further attention to the dangerous junction that this development is situated on, vehicles entering and exiting the development will add to this. The development is overdevelopment and will impact anti-social behaviour.	Pending
N/2021/0231	105 St Leonards Road, -, Northampton, Northamptonshire, NN4 8DN	Conversion of Upper Floor into 4no Residential Units with Ground Floor Retail Use (Use Class E), including single storey and two storey rear and side extensions, loft room and internal and external alterations including alterations to shop front at 105 -107 St Leonards Road	This application was refused prior to the Community Council reviewing the application	Refused
N/2021/0329	52 Friars Avenue, -, Northampton, Northamptonshire, NN4 8PX	First floor side extension	No comments	Approved

N/2021/0325	74 Towcester Road, -, Northampton, Northamptonshire, NN4 8LQ	Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 occupants	FCDCC were unable to comments as the consultation closed prior to the first meeting of the council.	Approved
N/2021/0279	14 16 St Leonards Road, -, Northampton, Northamptonshire, NN4 8DP	Single storey rear extension, alterations to front elevations for the new access to upper floor and shop no. 16. Removal of the bay window on the front and addition of the single storey extension to 16 St Leonard's Road. Change of use shop to cafe/restaurant and take away use. Installation of extraction flue to rear side. Subdivision of one shop into two units.	This application was withdrawn	Withdrawn
WNN/2021/0050	16 Gloucester Close, -, Northampton, Northamptonshire, NN4 8PW	Single storey rear extension	No comments	Approved
N/2021/0364	258 London Road A508, -, Northampton, Northamptonshire, NN4 8AX	Single storey side extension	No comments	Approved
WNN/2021/0105	11 Cleveland Place, -, Northampton, Northamptonshire, NN4 8RD	Demolition of existing single storey side conservatory and construction of new two storey side extension	No comments	Approved

WNN/2021/0109/	42 Lauderdale Avenue, -, Northampton, Northamptonshire, NN4 8RL	Removal of existing rear conservatory and construction of new single storey rear and part side extension with gable ended roof with a series of skylights and tiles to match existing	No comments	Approved
N/2021/0489	15 Kingmaker Way, -, Northampton, Northamptonshire, NN4 8QL	Single storey rear and side extensions	No comments	Approved
WNN/2021/0179	23 Gloucester Crescent, -, Northampton, Northamptonshire, NN4 8PP	Single storey rear and side extension, utilizing existing outhouse	No comments	Approved
WNN/2021/0010	Community Centre, Far Cotton Rec Centre Towcester Road, -, Northampton, Northamptonshire	Change of Use of First Floor from Library (Use Class F1) to Antenatal Clinics (Use Class E)	No comments	Approved
N/2021/0335	Land At New South Bridge Road, -, Northampton, Northamptonshire	Construction of 28no residential apartments, including formation of new access from Trenerly Way, 29no car parking spaces, bicycle store and associated ancillary plant and service accommodation	No comments	Pending
WNN/2021/0170	76 Gloucester Avenue, -, Northampton, Northamptonshire, NN4 8PN	Single storey rear (flat roof) and side (mono pitch roof) extensions	No comments	Approved

WNN/2021/0199 -	38 Gloucester Avenue, -, Northampton, Northamptonshire, NN4 8QF	Change of Use from Hairdressers (Use Class E) to Dog Spa/Dog Grooming Salon (Sui Generis)	The community council had no objections to this application. But commented on the need for the opening hours to be sympathetic to the neighbouring properties.	Approved
WNN/2021/0301	Telecommunications Mast Cotton End, -, Northampton, Northamptonshire	Prior Notification of installation of 18.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works	<p>The Community Council responded to the pre-consultation on this proposal The comments made in the pre-consultation included:</p> <p>Why is the mast needed and why in this exact location?</p> <ul style="list-style-type: none"> • Could a site visit be arranged that the Community Council can attend? • What other locations were considered? You state that the site identified has been rated Amber under the voluntary Ten Commitments Traffic Light Rating System, can you explain this rating system. • The drawings appear to show the mast on the pavement with the cabinets at the base, will the width of the column impact the width of the pavement so making it inaccessible for wheelchair users those with prams etc. Can you allay the health concerns that have been raised by residents? • The mast will have a detrimental impact on the street scene and visual amenity how can this be mitigated. <p>The Community Council would be grateful for a response to the queries raised thus far.</p>	Refused
WNN/2021/0307	278 Towcester Road, -, Northampton, Northamptonshire, NN4 8LP	Rebuild of detached garage with garden room added to side	The Community Council does not object to this application and notes that there are no comments from neighbours.	Approved

WNN/2021/0335	36 Delapre Crescent Road, -, Northampton, Northamptonshire, NN4 8NH	Single storey side and rear extension	The Community Council does not object to this application and notes that there are no comments from neighbours.	Approved
N/2021/0373	116 118 St Leonards Road, -, Northampton, Northamptonshire, NN4 8DW	Change of Use from Bank (Use Class E) to House in Multiple Occupation (Use Class C4) for 8 occupants including 2 rooms to be wheelchair accessible.	The Community Council requested the HMO concentration map for the area. However the application was withdrawn prior to additional comments being made.	Withdrawn
WNN/2021/0383	11 Far Cotton Murco Service Station London Road A508, -, Northampton, Northamptonshire, NN4 8AG	New Portacabin to be used in conjunction with car wash facility	The Community Council noted the observations of the Police but had no observations to make.	Approved
WNN/2021/0302	22 Harvester Way, -, Northampton, Northamptonshire, NN4 8JZ	Change of Use from Dwellinghouse (Use Class C3) to Children's Home (Use Class C2) for a maximum of 3no children aged between 8 and 18 years old	Application invalid WNC	Invalid
N/2021/0372	14 16 St Leonards Road, -, Northampton, Northamptonshire, NN4 8DP	Single storey front extension forming new frontage and access to upper floor. Single storey rear extension. Conversion of upper floor into 2no flats. Sub-division of ground floor shop into two units forming one retail unit (class E) and one cafe/restaurant with take away use.	The Community Council objected to this application. In particular the council asked that a traffic/parking survey be carried out to assess the impacts of this development	Approved

WNN/2021/0518	61 Euston Road, -, Northampton, Northamptonshire, NN4 8DX	Change of Use from House in Multiple Occupation (Use Class C4) for 4 occupants to House in Multiple Occupation (Use Class C4) for 5 occupants	The Community Council objects to this application. The council support the comments made by the Environment Agency regarding the unacceptable flood risk that this development poses. If officers are not minded to refuse this application the community council hope this will be considered by the area planning committee and we would ask that the Community Council be given the opportunity to speak at the meeting.	Pending
WNN/2021/0302	22 Harvester Way, - , Northampton, Northamptonshire, NN4 8JZ	Removal of phone boxes	INVALID	Invalid
WNN/2021/0429	40 Gloucester Avenue, -, Northampton, Northamptonshire, NN4 8QF	Ground floor level rear side balcony terrace with garage underneath for car parking, with external alterations to rear side	This application had been approved. However, the community council had no additional comments to make. And it was noted that there were no neighbour objections	Approved
WNN/2021/0470	12 Bosworth Close, , Northampton, Northamptonshire, NN4 8QR	Conversion of existing garage	This application had been approved. However, the community council had no additional comments to make. And it was noted that there were no neighbour objections	Approved
WNN/2021/0637	65 Gloucester Crescent, -, Northampton, Northamptonshire, NN4 8PP	Hip to gable loft conversion with rear dormer	The Community Council does not object to this application, and we note that there are no comments from neighbours.	Approved
WNN/2021/0653	89 Delapre Crescent Road, -, Northampton, NN4 8NQ	Single storey rear and part side extension	The Community Council does not object to this application, and we note that there are no comments from neighbours.	Approved

WNN/2021/0463	14 Johnson Court Northampton Northamptonshire NN4 8GJ	Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 4 occupants	The Community Council does not object to this application. However, we would ask that WNC are mindful of the concentration of HIMO's in the area in line with the Houses in Multiple Occupation SPD, Nov 2019.	Approved
WNN/2021/0628	71 Winchester Road Northampton	Single storey rear extension	The Community Council have no objections to this application. This is a large corner plot, and the development should not adversely impact neighbours.	Pending
WNN/2021/0402	5 Trenergy Way, Northampton, NN4 8GN	Conversion of 3 storey town house into 3no flats, including conversion of garage into living space.	The Community Council does not object to this application. However, we would ask that WNC are mindful of the concentration of HIMO's in the area in line with the Houses in Multiple Occupation SPD, Nov 2019.	Pending