



**West  
Northamptonshire  
Council**

**Northampton Local Area Planning Committee**

Minutes of a meeting of the Northampton Local Area Planning Committee held at on Tuesday 8 February 2022 at 5.00 pm.

Present Councillor Jamie Lane (Chair)

Councillor Imran Ahmed Chowdhury BEM  
Councillor Paul Clark  
Councillor Raymond Connolly  
Councillor Paul Dyball  
Councillor Zoe Smith

Apologies for  
Absence: Councillor Anna King  
Councillor Nazim Choudary  
Councillor Cathrine Russell

Officers: Nicky Scaife (Interim Development Manager)  
Adam Smith (Interim Development Management Team Leader)  
Hannah Weston (Principal Planning Officer)  
Adam Walker (Interim Principal Planning Officer)  
Theresa Boyd (Planning Solicitor)  
Ed Bostock (Democratic Services Officer)

**89. Declarations of Interest**

None.

**90. Minutes**

The minutes of the meeting held on 11<sup>th</sup> January 2021 were agreed and signed by the Chair.

**91. Chair's Announcements**

There were no announcements on this occasion.

**92. Deputations/Public Addresses**

**RESOLVED:**

That under the following items, the members of the public and Ward Councillors listed below were granted leave to address the Committee:

**N/2020/1097**

Mark Stuart  
Krishnapriya Jayadevan

**N/2021/0342 & N/2021/0343**

Andy Lord

**WNN/2021/0029**

Harry Plotnek

**WNN/2021/0687**

Daniel Soan  
Roger Bullimore-Smith

93. **List of Current Appeals/Inquiries**

94. **Other Reports**

95. **WNN/2021/0664**

**Application to stop up part of existing footpath HW5.  
Land for Car Parking, Duston Mill Lane**

The Principal Planning Officer submitted a report which sought approval for the stopping up of part of an existing footpath. The application was associated with planning application WNN/2021/0699, for the erection of an industrial unit and would only be allowed if that application was successful. It was advised that a replacement footpath already existed around the site and that the footpath the subject of the stopping up application no longer exists and had not been legally stopped up.

Members discussed the report.

**RESOLVED:**

That:

- i) an order be made pursuant to S257 to stop up part of the Public Right of Way Footpath HW5, and;
- ii) Subject to no objections being received to the Stopping Up Order, the Order be confirmed.

96. **Council Applications**

97. **WNN/2021/0528**

**Change of Use of Open Space to form Lawn Cemetery (Sui Generis) as an extension to existing, including landscaping, new access road, paths and other infrastructure and creation of new surfaced car parking areas, erection of new composting toilet and bin storage area  
Dallington Cemetery, Harlestone Road - Major Application**

The Principal Planning Officer submitted a report which sought approval for a change of use from open space to lawn cemetery, including landscaping, new access road,

paths and other infrastructure. Members' attention was drawn to the matters set out in the Addendum. Existing hedgerows would be reinforced, and a wildlife corridor created. There were no statutory objections to the application.

Members discussed the report.

**RESOLVED:**

That the application be **APPROVED** subject to the conditions and reasons as set out in the report.

98. **Applications for Determination**

99. **N/2020/1097**

**Construction of 7no new dwellings and 6no flats with associated access/parking  
Development Land, Blackthorn Road - Major Application**

The Principal Planning Officer submitted a report to the Committee which sought approval for the construction of 13 residential units comprised of 7 dwellings and 6 flats with associated parking. New access would be created on Blackthorn Road and to the south of the site. The properties all met national space standards and the minimum distance between the proposed development and the closest neighbouring property was 21m, ensuring an adequate separation. The site had a history of residential approvals on it and the principle of residential development was therefore accepted. The design of the scheme was considered acceptable and there was not considered to be any unacceptable impact upon neighbouring amenity or highway safety. Conditions relating to flood mitigation were included in the report.

Mr Mark Stuart, a local resident, spoke against the application and commented that rooms on the upper floors would have views into his property and overshadow his house. He also had concern around the noise and pollution that the construction would generate, the difference in levels, the removal of trees, that housing was not needed and the pressure on GP's surgeries and schools.

Ms Krishnapriya Jayadevan, a local resident, spoke against the application and voiced concern around the loss of privacy to her property and density in the area, with the adjacent housing estate having just been built. Concern was further raised with parking and highway concerns, potential criminal activity from the site, flood issues and a lack of nursery places in the area.

In response to questions the Principal Planning Officer confirmed that the site was less than 15 units and as such no affordable housing was required, and that the distance between existing properties and the development met the required standard to ensure there would not be an unacceptable impact upon neighbouring amenity.

Members discussed the report.

**RESOLVED:**

That the application be **APPROVED** subject to the conditions and reasons as set out in the report.

Councillor Clark joined the meeting.

100. **N/2021/0342 & N/2021/0343**  
**Planning application & Listed Building Consent for Conversion and alterations of factory premises to form 43 no apartments**  
**The Hawkins Building, Overstone Road - Major Application**

The Interim Development Management Team Leader submitted a report to the Committee which sought approval for the conversion and alterations of a former factory premises to form 43 flats. Highway works for St Michaels Road were planned in association with the development to provide on-street parking. A condition relating to the submission and approval of details of replacement windows to be used was proposed. Whilst some of the proposed flats fell below the national space standards, the site did have extant planning permission and the negatives had to be weighed against the positive factor of bringing the listed building back into use. Undercroft parking would be provided as well as spaces along St Michaels Road. An independent viability assessment had concluded that the development would be unviable were it to provide any affordable housing or developer contributions.

Andy Lord, the agent on behalf of the applicant, spoke in favour of the application and commented that one of the Ward Councillors for Castle had spoken highly of the development at the previous Planning Committee; this was the final phase, and the applicant was well placed to bring the development forward.

In response to a question, Mr Lord stated that the impasse regarding the windows had been resolved; it was hoped, should the applications be approved, that development would commence later in the year.

Members discussed the report.

**RESOLVED:**

That both applications be **APPROVED** subject to the conditions and reasons as set out in the report.

101. **WNN/2021/0029**  
**Outline Planning Application (All Matters Reserved except Access) for the development of up to 60no dwellings (Use Class C3), including affordable housing with new vehicular access, open space, children's play area and associated infrastructure**  
**Land East of Towcester Road - Major Application**

The Principal Planning Officer submitted a report to the Committee which sought outline approval for the development of up to 60 dwellings, including affordable housing with new vehicular access from Towcester Road, open space, children's play area and associated infrastructure. Trees lining Towcester Road would be retained and a footpath around and through the site would be created. A condition was

included which related to the provision of a pedestrian and cycle access from the east to the west of the site. Member's attention was drawn to the matters set out in the Addendum.

Harry Plotnek, the agent on behalf of the applicant, spoke in favour of the application and commented that the proposal complied with the Council's Local Plan and that Highways were happy with the proposed Towcester Road access. He confirmed that the site would provide 35% affordable housing and S106 contributions. Should the application be approved, a reserved matters application would follow.

In response to questions, the Committee heard that a management plan for the site would provide for the maintenance of open space within the site. It was confirmed that the existing trees to Towcester Road were within highway land and are therefore maintained by the Council.

Members discussed the report.

**RESOLVED:**

That the application be **APPROVED IN PRINCIPLE** subject to the completion of a S106 agreement to secure the planning obligations set out in the report, amendments as referred to in the Addendum and conditions and reasons as set out in the report.

102.

**WNN/2021/0400**

**Redevelopment of existing trade dealership site to comprise of demolition of existing showroom and erection of replacement, erection of car deck, retention and refurbishment of existing showroom and erection of building comprising of 5no wash bays, with associated works to include installation of security loops, fencing, gates and resurfacing of car park and display areas  
Wollaston Motors, Bedford Road - Major Application**

The Interim Development Management Team Leader submitted a report which sought approval for the redevelopment of an existing trade dealership site, including the demolition of the existing showroom and erection of a replacement, erection of a car deck, retention and refurbishment of existing showroom and erection of 5 wash bays with associated works.

Members discussed the report.

**RESOLVED:**

That the application be **APPROVED** subject to the conditions and reasons as set out in the report.

103.

**WNN/2021/0687**

**Remove existing 12.5m pole and install replacement 20m pole to support 3no. antennas and ancillary equipment thereto including 6no. RRH units and 2no. dishes  
Clarke Telecom, Wisteria Way -  
Referred by Assistant Director Place & Economy**

The Interim Development Manager submitted a report to the Committee which sought approval for the removal of a 12.5m pole and replacement with a 20m pole and ancillary equipment. Without the installation, there would be a gap in 3G, 4G and 5G mobile coverage and higher poles were required to avoid interference. Members' attention was drawn to the Addendum. There were no statutory objections to the application.

Daniel Soan, Northampton Town Councillor, spoke against the application and commented that he acknowledged the need for infrastructure, however this pole would be located very near to residential properties. Councillor Soan stated that he was not convinced that other options had been explored.

Roger Bullimore-Smith, a local resident, spoke against the application and commented that he believed the application process was biased towards applicants. He advised that letters from the Planning Department did not reach his neighbours in time for them to submit objections. He further advised that he believed bat surveys had been undertaken outside of the season.

The Interim Development Manager confirmed that the Ecology Officer had raised no concerns to the application. She also noted that a site notice was posted, and letters posted to neighbours in accordance with statutory requirements.

Members discussed the report.

**RESOLVED:**

That the application be **APPROVED** subject to the conditions and reasons as set out in the report.

104.

**WNN/2021/0974**

**Construction of indoor training building with artificial sports pitch, entrance lobby and boot changing areas together with associated external works  
Northampton Saints R F C Franklins Gardens  
Weedon Road - Major Application**

The Interim Development Manager submitted a report to the Committee which sought approval for the construction of an indoor training building with artificial sports pitch, entrance lobby and boot changing areas with associated external works. A belt of trees near the site would be retained, this was secured by condition. Another condition relating to noise mitigation was included. A SUDS attenuation pond would be provided to the east of the site. The development was considered an improvement to the existing sports facility and a condition to agree a level of community use was proposed. Members' attention was drawn to the Addendum.

Members discussed the report.

**RESOLVED:**

That the application be **APPROVED IN PRINCIPLE** subject to the completion of a Section 106 Agreement to secure the planning obligations set out in the Addendum and with delegated powers to the Assistant Director of Place and Economy to resolve and condition as necessary outstanding surface water drainage matters and subject to the conditions and reasons as set out in the report.

105. **WNN/2021/0993**  
**Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 occupants, including single storey rear extension**  
**113 Lutterworth Road - Called in by Councillor Z Smith**

In accordance with paragraph 14.7 of the Council's Planning Protocol this item was withdrawn from the agenda and would be determined by officers in accordance with the Council's scheme of delegations.

106. **Urgent Business**

There was no urgent business on this occasion.

The meeting closed at 6.50 pm

Chair: \_\_\_\_\_

Date: \_\_\_\_\_