



**West
Northamptonshire
Council**

Northampton Local Area Planning Committee

Minutes of a meeting of the Northampton Local Area Planning Committee held at on Tuesday 3 August 2021 at 6.00 pm.

Present Councillor Jamie Lane (Chair)

Councillor Muna Cali
Councillor Nazim Choudary
Councillor Imran Ahmed Chowdhury BEM
Councillor Paul Dyball
Councillor Dennis Meredith
Councillor Cathrine Russell
Councillor Zoe Smith

Officers Nicky Scaife, (Interim) Development Manager
Adam Smith, Principal Planning Officer
Jamie Parsons, Locum Planning Solicitor
Ed Bostock, Democratic Services

10. Apologies for Absence and Appointment of Substitute Members

Councillors Clark, Connolly, and King sent apologies.

11. Declarations of Interest

None.

12. Minutes

The minutes of the meetings held on 1st June and April 2021 the minutes would be brought to the next meeting.

13. Chairman's Announcements

None.

14. 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/2021/0421

Alex Putjatins

15. **Proposed Pre-Committee Site Visits**

Members were encouraged to visit application sites if they felt it beneficial but it was advised that committee site visits would not be recommencing at present due to the ongoing pandemic.

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

The Interim Development Manager submitted a List of Current Appeals and Inquiries. She advised that 5 appeals had been dismissed, with the Inspector agreeing with the officers' reasons for refusal. 3 appeals, initially refused under delegated powers, were allowed by the Inspector. An appeal relating to 2 Knot Tiers Drive was allowed; the Inspector concluded that comings and goings would be similar to that of a large family home and noted that there was a bus stop close by. An appeal relating to Weedon Road was also allowed; the Inspector noted that the area was of mixed use with existing signage.

Members discussed the report.

RESOLVED

That the report be noted.

17. **Planning Applications**

18. **WNN/2021/0006 - Variation of Conditions 2, 10, 12, 14, 18, 20, 21, 23 and 24 of Planning Permission N/2020/1063 (Erection of buildings for use for light industrial, general industrial and storage/distribution uses with ancillary offices, together with means of access, servicing, car parking, landscaping and associated works) to allow for minor material amendments, including reorientation of Unit C and changes to car parking areas. Former Opus Car Park Deer Park Road Northampton**

The Interim Development Manager submitted a report to the Committee which sought approval for the variation of several conditions to allow for minor material amendments to incorporate 4 of the previously approved units into 1 and changes to car parking areas. It was advised that access to the site and the overall scale of the footprint of the development remained the same as previously approved. 4 EV charging points would be provided throughout the site and it was advised that there were no objections from statutory consultees. S106 contributions remained the same as previously approved.

Members discussed the report.

RESOLVED:

That the application be **APPROVED IN PRINCIPLE** subject to completion of a S106 legal agreement and the conditions and reasons as set out in the report.

19. **N/2021/0421 - Change of Use from Funeral Parlour (Sui Generis) to 18 occupants House in Multiple Occupation (Sui Generis). 22 Stockley Street**

The Development Management Team Leader submitted a report to the Committee which sought approval for a change of use from Funeral Parlour to HMO for 18 occupants. There were no objections from the Highway Authority and it was noted that the property sat within a parking permit area. All proposed rooms would have en-suite facilities, 2 communal living spaces would be provided and should the application be approved, the concentration of HMOs in a 50m radius would be 4.5%. Conditions were included to control the maximum number of occupants, to ensure the provision of waste and cycle storage, and to ensure that details of replacement/new windows/doors be submitted prior to installation.

Alex Putjatins, the applicant, spoke in favour of the application and commented that managed a number of HMOs in the area, all of a good size. His properties were approved by the university as student accommodation and he worked with conservation officers to ensure his properties were compliant; to that end, he proposed to reinstate small pane aluminium windows to match the previous windows.

In response to questions, Mr Putjatins confirmed that the property would not be limited to only students.

Members discussed the report.

RESOLVED:

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

20. **Urgent Business**

None.

The meeting closed at 6.43 pm

Chair: _____

Date: _____