



West Northamptonshire Council

Addendum to Agenda Items Tuesday 1st June 2021

8. ITEMS FOR DETERMINATION

Item 8a

N/2020/1621

Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 6 occupants

4 Forfar St

Further comments received from Councillor R Ashraf:

- Objects to the application, Forfar Street if a quiet, safe, family community and a HIMO would add parking and noise problems. Already parking issues in the area and a HIMO would tip the neighbourhood into chaos.

Comments received from Councillor B Sargeant:

- HIMOs are detrimental to the area
- Impact on parking
- Increased fly tipping
- Impact on amenity – experience of impact of HIMOs in other areas such as Far Cotton.

The above matters are considered in the officer report.

Item 8b

N/2021/0096

Change of Use from dwelling (Use Class C3) to House in Multiple Occupation for 6 occupants (Use Class C4) and new rear door

17 Holly Road

No Update

Item 8c

N/2021/0258

Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 4 occupants

103 Delapre Crescent Road

1 additional public representation has been received which raised the following issues

- Parking issues in the area
- over concentration of the HIMOs
- Anti-social behaviour
- Noise
- Fly tipping

- Impact on the property values of the local area

Officer's response

The above issues are already addressed in the officer's report. No further comments to add.

Item 8d

N/2021/0268

Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 4 occupants

13 Edith Street

Since the report was written, the live application within the 50m radius has been approved. Therefore, the final concentration would be 8.9%, which would be within the 10% threshold and would not affect the recommendation.

Item 8e (AH)

N/2021/0325

Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 occupants.

74 Towcester Road

Statement submitted by the applicant in response to comments, which can be summarised as follows:

- Work taking place in the house, as questioned by objectors, was for a full rewire.
- Fire safety measures will be installed as required by Private Sector Housing.
- Consultation, as questioned by Councillors, appears to have been carried out correctly.
- Density requirements are met.

In response to these comments, officers can confirm as follows:

- Internal works do not require planning permission, only the change of use.
- Fire safety measures are a matter for Private Sector Housing and Building Control rather than Planning.
- Consultation was carried out in accordance with statutory procedures.
- Density has been calculated by officers independently of the applicant's submission.

9. NORTHAMPTON PARTNERSHIP HOMES

Item 9a (AH)

N/2020/1287

Installation of 3 street lights in Tom Court (Retrospective)

Development Land, Toms Close

Further comments received from neighbouring occupier:

'At the last planning committee I attended the council planning team and NPH were asked to consult with me to find an acceptable way of dealing with the lighting. I'm sorry to say this was not carried out - I've detailed what happened in my objection response. Unfortunately this exemplifies the lack of interest in the democratic planning process that has been followed for these lamp posts by the NPH team.

I note the NPH response and as a lay person I read in their response that they have decided changing the scheme is uneconomical. it doesn't seem fair or democratic for a council officials to suggest in their submission that a structure under retrospective planning could not be changed due to economics. I hope and I'm sure that the committee is open minded about how to progress this and are considering the right outcome would follow an open and transparent consultation.

The lamp posts in Toms Court are too numerous and poorly sited. I would welcome any visit from an independent lighting engineer to see how much of my private garden is illuminated by the lamp post on our boundary fence. Should the committee agree to such a review and consultation I know the same engineer would also be able to confirm the lighting spill over from the other two lights is sufficient for the close.