



**West
Northamptonshire
Council**

Northampton Local Area Planning Committee

Minutes of a meeting of the Northampton Local Area Planning Committee held at The Jeffrey Room - The Guildhall, Northampton, NN1 1DE on Tuesday 5 April 2022 at 5.00 pm.

Present Councillor Jamie Lane (Chair)
 Councillor Anna King (Vice-Chair)
 Councillor Imran Ahmed Chowdhury BEM
 Councillor Paul Clark
 Councillor Raymond Connolly
 Councillor Paul Dyball
 Councillor Zoe Smith

Apologies Councillor Nazim Choudary
for Councillor Cathrine Russell
Absence:

Officers Nicky Scaife (Interim Development Manager)
 Adam Walker (Principal Planning Officer)
 Theresa Boyd (Planning Solicitor)
 Ed Bostock (Democratic Services Officer)

120. Apologies for Absence and Appointment of Substitute Members

Apologies for absence were received from Councillors Choudary and Russell.

121. Declarations of Interest

Councillor Z Smith advised of predeterminations in respect of items 7a, 7b and 7c and stated that she would speak on those applications and leave the room for the remainder of each item.

122. Minutes

The minutes of the meeting held on 7th March 2022 were agreed and signed by the Chair.

123. Chair's Announcements

The Chair announced that item 7b had been withdrawn from the agenda while officers investigated an issue relating to HiMO concentration in the area.

124. 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:

WNN/2021/1189

Councillor Zoe Smith
Councillor Bob Purser

WNN/2022/0102

Councillor Zoe Smith
Councillor Bob Purser

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

The Interim Development Manager advised that 1 appeal decision had been made by the Inspector and would be reported on at the next meeting.

126. **WNN/2021/1189 - Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 4 occupants
92 Lower Thrift Street**

The Principal Planning Officer presented a report which sought permission for a change of use from dwellinghouse to HMO for 4 occupants. No external alterations were proposed, cycle and waste storage was proposed to the rear of the property and should the application be approved, the concentration of HMOs in a 50m radius would be 9.6%. Whilst no parking was proposed, the property was located in a sustainable location, close to public transport links and shopping facilities. Conditions were included to limit the number of occupants and to prevent the basement from being used as a bedroom at any time.

Councillor Z Smith joined the meeting at this juncture and sat in the public gallery, having advised of a predetermination in respect of the application.

Councillor Z Smith, in her capacity as a Ward Member for Abington & Phippsville, spoke against the application and commented that the close proximity of Northampton General Hospital was one of the reasons parking, which was an ongoing issue, was so problematic in the area. She also advised that 1 bathroom for 4 occupants was insufficient.

Councillor Z Smith left the room after addressing the Committee.

Councillor Purser, in his capacity as a Ward Member for Abington & Phippsville, spoke against the application and expressed disappointment at the lack of en-suite facilities and around the lack of parking in the area. Councillor Purser also noted a recent investigation undertaken by the Police and Private Sector Housing which discovered 50 unregistered HMOs. He suggested that the Council did not have all of the information it needed in respect of HMO concentration.

The Principal Planning Officer confirmed that waste storage details would be secured by condition and that Private Sector Housing were happy with the sanitary facilities within the property.

The Committee were informed that applications for HMOs were checked against the Council's most up-to-date data and that any unregistered HMOs identified would be required to submit applications to change the use of the properties.

Members discussed the report.

RESOLVED:

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

127. **WNN/2022/0053 - Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 occupants
70 Birchfield Road**

This item was withdrawn from the agenda.

128. **WNN 2022/0102 - Change of use from dwellinghouse to house in multiple occupation for 5 occupants
104 Wycliffe Road**

Councillor Z Smith re-joined the meeting and sat in the public gallery, having advised of a predetermination in respect of the application.

The Principal Planning Officer submitted a report to the Committee which sought approval for a change of use from dwellinghouse to HMO for 5 occupants. No external alterations were proposed and should the application be approved, the concentration of HMOs in a 50m radius would be 7.1%. No parking was proposed; however, the property was in a sustainable location close to public transport links and shopping facilities, and it was noted that the parking demand could be similar if the property was used as a family home. Conditions were included to secure details of waste and cycle storage and to restrict the occupancy limit to 5.

Councillor Z Smith, in her capacity as a Ward Member for Abington & Phippsville, spoke against the application and commented that parking on corners and poor visibility made it dangerous to drive and walk in the area; she advised that the mention of "sustainable locations" in committee reports had not helped the parking situation in her ward. Councillor Z Smith did not feel that the bathroom facilities were adequate for 5 people.

Councillor Z Smith left the room after addressing the Committee.

Councillor Purser, in his capacity as a Ward Member for Abington & Phippsville, spoke against the application and commented that whilst the property was in a sustainable location, it was still some distance to the closest bus stop. He stated that the bathroom was very small and not suitable for 5 strangers sharing and that the

application was an overdevelopment; the property would be much better used as a family home.

The Principal Planning Officer clarified the proximity of bus stops and confirmed that all rooms met at least the minimum size requirements as set out in the Council's guidance.

Members discussed the report.

RESOLVED:

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

129. **Urgent Business**

There was no urgent business on this occasion.

The meeting closed at 5.34 pm

Chair: _____

Date: _____