



## KINGSTHORPE PARISH COUNCIL

www.kingsthorpe-pc.gov.uk | clerk@kingsthorpe-pc.gov.uk | 01604 979460

To Members of the Committee:

In accordance with Schedule 12, Para 10 (2) of the Local Government Act 1972, you are hereby summoned to attend a **PLANNING COMMITTEE MEETING** on **MONDAY 2<sup>nd</sup> SEPTEMBER 2024** commencing at **6.00PM**. The meeting will be held at St Mark's Church Hall, St Mark's Crescent, Kingsthorpe, NN2 8EG  
Members of the press and public are cordially invited to attend

**Sarah Wrighton**  
**Deputy Clerk to the Council**  
**28<sup>th</sup> August 2024**

### AGENDA

#### **39//24 APOLOGIES AND REASONS FOR ABSENCE**

#### **40/24 DECLARATION OF MEMBERS' INTERESTS AND APPLICATIONS FOR DISPENSATION**

Members are reminded to declare any interests which may arise on matters for discussion at the meeting

#### **41/24 MINUTES**

To confirm the minutes of the meeting held on Monday 3<sup>rd</sup> June 2024

#### **42/24 DEPUTATIONS BY THE PUBLIC**

Members of the Public are invited to address the meeting in accordance with procedures laid down in Standing Order 3 (d-g)

#### **43/24 PLANNING APPLICATIONS**

To consider the following planning applications and make the appropriate representations to West Northamptonshire Council Planning Department:

[2024/3336/FULL](#) 227 Harborough Road Northampton NN2 8DW Conversion of cellar into habitable space (living room) including creating a fire escape door or window

[2024/3734/FULL](#) 46 Falcutt Way Northampton NN2 8PH Proposed conversion of existing carport to habitable room, new porch to front entrance and replacement of upvc cladding with Cedral cement cladding

[2024/3963/FULL](#) at 105 Welford Road Northampton NN2 8AJ Two-storey side & rear extension, single-storey rear extension, front porch, detached garage & new crossover

[2024/3994/FULL](#) at 239 Harborough Road Northampton NN2 8DW Change of use from a dwellinghouse (Use Class C3) to a residential institution (Use Class C2) for a 2-bedroom children's care home

#### **44/24 DELEGATED APPLICATIONS**

To note any applications delegated to the Clerk in consultation with the Chair of the Planning Committee:

[2024/2726/FULL](#) 1 Grovebury Dell Northampton NN2 8QP New retaining wall and timber panel boundary fence. *Under delegated powers, Cllr O'Connor resolved to support this application.*

[2024/2812/FULL](#) 62 Ash Rise Northampton NN2 8SB Single storey front extension. *Under delegated powers, Cllr O'Connor resolved to support this application.*

[2024/2918/FULL](#) 2 Fylingdale, Northampton, NN2 8UR Proposed first floor extension over garage and single storey rear extension. *Under delegated powers, Cllr O'Connor resolved to support this application.*

[2024/2987/FULL](#) at 33 Welford Road Northampton NN2 8AQ. Change of use from Class E to Class C3. Removal of shop front, internal alterations, creation of bin store. *Under delegated powers, Cllr O'Connor resolved to support this application.*

[2024/2999/FULL](#) at 111 Ruskin Road Northampton NN2 7SZ Loft conversion, creation of front and rear dormers and first floor rear extension. Change hip roof to a gable end. *Under delegated powers, Cllr O'Connor resolved to support this application.*

[2024/2780/TPO](#) at 75 Kentstone Close Northampton NN2 8UH Crown reduction to 4 x Ash Trees (One with a TPO - T28). *Comments added following work carried out to say that it was understood why this work was necessary.*

[2024/2528/FULL](#) 23 and 25 Harborough Road Northampton NN2 7AX (former White Horse Public House) Change of use of former public house (Use Class SG) to dentist practice (Use Class E) and 3 one-bedroom apartments on first floor (Use Class C3); proposed emergency dental clinic including shopfront alterations at 23 Harborough Road; together with rear extension. *The following comments added by Cllr O'Connor under delegated powers: Concerns raised in relation to the following points: 6 parking spaces seems insufficient for both staff and customers at any given time. No parking provided for residents., On foot entrance on the corner which can be busy at key times (e.g. school run times) is in the wrong place and should be moved. Car park exit on to Kingsthorpe Grove turns in to one way traffic and will cause cars to require turning using Osbourne Road, or force to cut through Kingsthorpe Village and is also on a*

*blind corner with a restricted view of traffic and pedestrians coming from Kingsthorpe Grove causing a risk to other road users.*

[2024/3155/PA](#) Kingsthorpe Golf Club, Kingsley Road, Northampton, NN2 7BU Installation of a new sharable 25m lattice mast which is collocated with an existing compound approximately 172m to the east of the site. Development will include 1no. headframe, 6no. antennas, 2no. dishes, 2.4m high palisade fencing, 6no. operator cabinets, 1no. electrical metre cabinet. This is required to facilitate enhanced network coverage for the Mobile Network Operators. This multiuser structure with secure compound and upgraded power supply will enable a consolidation of equipment and in time lead to the removal of unused infrastructure from the wider site and cell area. *Under delegated powers, Planning Committee Chair recommends approval.*

[2024/3117/FULL](#) Proposed change of use from dwellinghouse (Use Class C3) into house of multiple occupation (Use Class C4) 44 Rosedale Road Northampton NN2 7QF *Under Delegated Powers Chair Recommends Reject based on the following: 4 bedrooms with access to only one Bath / Shower and street parking is very busy, there is no new provision for off road parking and therefore the added the requirement for up to 4 cars is concerning.*

[2024/3166/TPO](#) at All Saints Primary School Boughton Green Road Northampton NN2 7AJ NOTIFICATION OF INTENDED TREE WORK INCLUDES: GRINDING/ PRUNING OF ROOT TO 1 X BLACK PINE (TPO 235 - G1) *Under delegated powers, Planning Committee Chair recommends approval.*

[2024/3314/TCA](#) NOTIFICATION OF TREE WORK AT THE GREEN KINGSTHORPE NORTHAMPTON APPLICATION\_TYPE INTENDED TREE WORK INCLUDES: WORKS TO VARIOUS TREES - KINGSTHORPE VILLAGE *Under delegated powers, Planning Committee Chair recommends approval.*

[2024/3285/FULL](#) at 31 Stubble Close Northampton NN2 8DS Ground floor side and rear single storey extension *Under delegated powers, Planning Committee Chair recommends approval.*

[2024/3480/LBC](#) Obelisk, Obelisk Rise Kingsthorpe Northampton NN2 8UB Listed building consent for maintenance & repair to Obelisk *Under delegated powers, Planning Committee Chair recommends approval and is pleased that these works are going ahead ASAP.*

[2024/3653/FULL](#) Proposed single storey extension to front and internal alterations. 32 Tollgate Close Northampton NN2 6RP *Under delegated powers, Planning Committee Chair recommends approval.*

#### **45/24 PLANNING REPORT**

To review the planning report of applications approved, refused, pending, since the last meeting

#### **46/24 CORRESPONDENCE RECEIVED AND ANY OTHER BUSINESS**

Update on Café Lounge 2a Helmdon Road, Northampton, NN2 8JT. Change of use was not necessary as hairdressers and café's are under the same code. Complaints

about disruptive parking causing safety risks should be made directly to the police at the time.

Update on [2024/2552/TCA](#) 35 Mill Lane Kingsthorpe Pine Tree Removal from Michael Venton, WNC Natural Environment Officer: Landscape Specialist Services : The tree Surgeon explained that the previous impact of an adjacent failed Beech that hit the Pine causing damage. The tree has become more and more exposed and due to the loss of the lower branches is certainly top heavy with an ever greater chance of partial or full failure with a number of adjacent targets due to the proximity of the owners and neighbours houses which I appreciate from visiting. A replacement tree will be planted in its place following removal.

Green Hill Solar Farm Limited Scoping consultation and notification of the Applicant's contact details and duty to make available information to the Applicant if requested. Application by Green Hill Solar Farm Limited (the Applicant) for an Order granting Development Consent for the Green Hill Solar Farm (the Proposed Development). Response given to say that we were able to consider due to short notice over the summer, and fixed 22 August 2024 deadline to respond. Further information available here: [Green Hill Solar Farm – Island Green Power is in the early stages of developing a new solar farm located on land south and west of Wellingborough and north of Northampton in Northamptonshire.](#)

#### **47/24 DETAILS OF THE NEXT MEETING**

To note the date of the meeting as **Monday 7<sup>th</sup> October 2024, 6pm at St Mark's Church Hall**, St Mark's Crescent, Kingsthorpe, NN2 8EG