



DUSTON PARISH COUNCIL

Parish Office
Duston Community Centre
Pendle Road
NORTHAMPTON
NN5 6DT

Tel: 01604 583626
Email: office@duston-pc.gov.uk
Web: www.duston-pc.gov.uk
Twitter: @Duston_PC
Facebook: @DustonPC

PLANNING COMMITTEE

Cllr Mike Ingram (Chair), Cllr Mike Pepper (Vice-Chair)
Cllr Sandie Maitland, Cllr Ken Clarke,
Cllr David Huffadine-Smith, Cllr Shaun Pape

9th January 2020

Dear Councillor,

You are hereby summoned to a meeting of Duston Parish Council in Duston Community Centre, Pendle Road, Duston, NN5 6DT on **Thursday 16th January 2020 6:30pm** when the following business will be transacted.

AGENDA

43. To receive apologies for absence

44. To receive and approve the minutes of the meeting held on Thursday 19th December 2019 -(APPENDIX A)

45. To receive declarations of interest under the Council's Code of Conduct related to business on the agenda (Members should disclose any interests in the business to be discussed and are reminded that the disclosure of a Disclosable Pecuniary Interest will require that the member withdraws from the meeting room during the transaction of that item of business).

Please note, this is a public meeting and you may be filmed, recorded and published. Copies of all council papers are available to download at www.duston-pc.gov.uk

46. Public participation session (Persons wishing to address Council may register their intention to do so at the above address by telephone or email by 12 noon on the day of the meeting and may speak for a maximum of 3 minutes).

47. Planning Applications

47(a)

N/2019/1560, 5 Park Avenue, Duston, Northampton, Northamptonshire, NN5 6QH
Single storey rear extension

48. Parking in Eastfield Road

- To discuss car parking on Eastfield Road and make any recommendations to Full Council.

Justin Gleich

Signed on original

Clerk to Duston Parish Council

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PLANNING COMMITTEE**MINUTES 19th December 2019**

CHAIRMAN OF COMMITTEE: Cllr Ingram, in the Chair

PRESENT: Cllrs Pepper, Huffadine-Smith, Pape

IN ATTENDANCE:

Gary Youens – Deputy Parish Clerk

38.To receive apologies for absence

Cllrs Maitland, Clarke

39.To receive and approve the minutes of the meeting held on 21st November 2019 -

It was RESOLVED:

- Approve the minutes of the previous meeting and the Chairman authorised to sign the same (APPENDIX A).

40.To receive declarations of interest under the Council's Code of Conduct related to business on the agenda

None

41. Public participation session

None

42. Planning applications

42(a)

N/2019/1494, 7 Knighton Close, Northampton, NN5 6NE
First floor side extension

It was RESOLVED:

Duston Parish Council has no objection or comment on this application

42(b)

N/2019/1485, 10 Muscott Lane Northampton, Northamptonshire NN5 6HR
Removal of existing garage, to be rebuilt including extension to the front of new garage and single storey rear extension to dwelling

It was RESOLVED:

Duston Parish Council has no objection or comment on this application

42(c)

N/2019/1517, 28 Northfield Road, Northampton, NN5 6SW
Single storey rear extension and garage conversion

It was RESOLVED:

Duston Parish Council has no objection or comment on this application

42(d)

N/2019/1264, 16 Firsvie Drive, Northampton, NN5 6RQ
Two storey side extension, two storey rear flat roof extension and single storey rear extension

It was RESOLVED:

Duston Parish Council has no objection or comment on this application

43(e)

N/2019/1520, 9 Harefoot Close, Northampton, NN5 6RS

Single storey rear extension and first floor extension over existing extension to rear

It was RESOLVED:

Duston Parish Council has no objection or comment on this application

DRAFT



NORTHAMPTON
BOROUGH COUNCIL

Development Control

1st Floor, The Guildhall

St. Giles Square

Northampton, NN1 1DE

Tel: 0300 330 7000 / email: planning@northampton.gov.uk

Householder Application for Planning Permission for works or extension to a dwelling.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

| | |
|----------------|-------------|
| Number | 5 |
| Suffix | |
| Property name | |
| Address line 1 | Park Avenue |
| Address line 2 | Duston |
| Address line 3 | |
| Town/city | Northampton |
| Postcode | NN5 6QH |

Description of site location must be completed if postcode is not known:

| | |
|--------------|--------|
| Easting (x) | 471469 |
| Northing (y) | 262198 |

Description

2. Applicant Details

| | |
|----------------|----------------|
| Title | Mr & Mrs |
| First name | D |
| Surname | Stockwell |
| Company name | |
| Address line 1 | 5, Park Avenue |
| Address line 2 | Duston |
| Address line 3 | |
| Town/city | Northampton |
| Country | |

2. Applicant Details

| | |
|------------------|---------|
| Postcode | NN5 6QH |
| Primary number | |
| Secondary number | |
| Fax number | |
| Email address | |

Are you an agent acting on behalf of the applicant?

Yes No

3. Agent Details

| | |
|------------------|--------------------|
| Title | Miss |
| First name | Alison |
| Surname | Cleaver |
| Company name | |
| Address line 1 | 7 Overfield Avenue |
| Address line 2 | |
| Address line 3 | |
| Town/city | Market Harborough |
| Country | United Kingdom |
| Postcode | LE16 7LS |
| Primary number | |
| Secondary number | |
| Fax number | |
| Email | |

4. Description of Proposed Works

Please describe the proposed works:

single storey rear extension

Has the work already been started without consent?

Yes No

5. Materials

Does the proposed development require any materials to be used?

Yes No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material):

| | |
|--|----------------|
| Walls | |
| Description of existing materials and finishes (optional): | brick |
| Description of proposed materials and finishes: | brick to match |

5. Materials

| | |
|--|-------|
| Roof | |
| Description of existing materials and finishes (optional): | tiles |
| Description of proposed materials and finishes: | felt |

| | |
|--|-----------------------|
| Windows | |
| Description of existing materials and finishes (optional): | PVC casement |
| Description of proposed materials and finishes: | PVC casement to match |

Are you supplying additional information on submitted plans, drawings or a design and access statement? Yes No

If Yes, please state references for the plans, drawings and/or design and access statement

12307-01

6. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? Yes No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? Yes No

7. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? Yes No

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way? Yes No

8. Parking

Will the proposed works affect existing car parking arrangements? Yes No

9. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
- The applicant
- Other person

10. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

11. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

11. Authority Employee/Member

It is an important principle of decision-making that the process is open and transparent.

Yes No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

12. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- The applicant
 The agent

| | |
|----------------------------------|------------|
| Title | Miss |
| First name | Alison |
| Surname | Cleaver |
| Declaration date (DD/MM/YYYY) | 11/12/2019 |

Declaration made

13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)

Community Infrastructure Levy (CIL) - Determining whether a Development may be CIL Liable Planning Application Additional Information Requirement form

Following the introduction of the Community Infrastructure Levy (CIL) all applicants for full planning permission, including householder applications and reserved matters following an outline planning permission, and applicants for lawful development certificates are required to provide the following information. **Please read the associated Guidance Notes before you complete the form. Notes on the questions are provided at http://www.planningportal.gov.uk/uploads/1app/cil_guidance.pdf**

Please complete the form using block capitals and black ink and send to the Charging Authority (or Collecting Authority if this differs from the Charging Authority).

See [Planning Practice Guidance for CIL](#) for guidance on CIL generally, including exemption or relief..

1. Application Details

Applicant or Agent Name:

Mr & Mrs Stockwell

Planning Portal Reference
(if applicable):

Local authority planning application number
(if allocated):

Site Address:

5 Park Avenue, Duston Northampton, NN5 6QH

Description of development:

single storey rear extension

Does the application relate to minor material changes to an existing planning permission (is it a Section 73 application)?

Yes

Please enter the application number:

No

If yes, please go to Question 3. If no, please continue to Question 2.

2. Liability for CIL

Does your development include:

a) New build floorspace (including extensions and replacement) of 100 sq ms or above?

Yes No

b) Proposals for one or more new dwellings either through conversion or new build (except the conversion of a single dwelling house into two or more separate dwellings)?

Yes No

c) None of the above

Yes No

If you answered yes to either a), or b) please go to **Question 4**.

If you answered yes to c), please go to **8. Declaration** at the end of the form.

3. Applications for Minor Material Changes to an Existing Planning Permission

a) Does this application involve a change in the amount or use of new build floorspace, where the total floorspace, including that previously granted planning permission, is over 100 sq m?

Yes No

b) Does this application involve a change in the amount of floorspace where one or more new dwellings are proposed, either through conversion or new build (except the conversion of a single dwelling house into two or more separate dwellings)?

Yes No

If you answered yes to either a), or b) please go to **Question 4**.

If you answered no to both a) and b), please go to **8. Declaration** at the end of the form.

4. Exemption or Relief

a) Is the site owned by a charity where the development will be wholly or mainly for charitable purposes, and the development will be either occupied by or under the control of a charitable institution?

Yes No

b) Does the proposed development include affordable housing which qualifies for mandatory or discretionary Social Housing relief?

Yes No

If you answered yes to a) or b), please note that you will need to complete and have agreed CIL Form 2 - 'Claiming Exemption or Relief', and submitted a Commencement (of development) Notice to the Charging/Collecting Authority, which the Authority must receive prior to the commencement of your development, in order to benefit from relief from the levy. You will also need to complete CIL Form 2 if you think you are eligible for discretionary charitable relief, or exceptional circumstances relief, if this is available in your area. Please check the Charging Authority's website for details. CIL Form 2 is available from www.planningportal.gov.uk/cil

c) Do you wish to claim a self build exemption for a whole new home?

Yes No

If you have answered yes to c) please also complete a CIL Form 7 - 'Self Build Exemption Claim Form: Part 1' available from www.planningportal.gov.uk/cil. Please note you will need to complete and have agreed CIL Form 7, and submitted a Commencement (of development) Notice to the Charging/Collecting Authority, which the Authority must receive prior to the commencement of your development, in order to benefit from relief from the levy.

d) Do you wish to claim a self build exemption for a residential annex or extension?

Yes No

If you have answered yes to d) please also complete either CIL Form 8 - 'Self Build Residential Annex Exemption Claim Form' or CIL Form 9 - 'Self Build Extension Exemption Claim Form' available from www.planningportal.gov.uk/cil. Please note you will need to have completed and agreed either CIL Form 8 or 9, as appropriate, and submitted a Commencement (of development) Notice to the Charging/Collecting Authority, which the Authority, if in respect of a residential annex, must receive prior to the commencement of your development, in order to benefit from relief from the levy

5. Reserved Matters Applications

Does this application relate to details or reserved matters pursuant to an application that was granted planning permission prior to the introduction of the CIL charge in the relevant local authority area?

Yes Please enter the application number:

No

If you answered yes, please go to **8. Declaration** at the end of the form.

If you answered no, please continue to complete the form.

6. Proposed New Floorspace

a) Does your application involve new residential floorspace (including new dwellings, extensions, conversions/changes of use, garages, basements or any other buildings ancillary to residential use)?

N.B. conversion of a single dwelling house into two or more separate dwellings (without extending them) is NOT liable for CIL. If this is the sole purpose of your development proposal, answer 'no' to Question 2b and go straight to the declaration at Question 8.

Yes No

If yes, please complete the table in section 6c) below, providing the requested information, including the floorspace relating to new dwellings, extensions, conversions, garages or any other buildings ancillary to residential use.

b) Does your application involve new non-residential floorspace?

Yes No

If yes, please complete the table in section 6c) below, using the information provided for Question 18 on your planning application form.

c) Proposed floorspace:

| Development type | (i) Existing gross internal floorspace (square metres) | (ii) Gross internal floorspace to be lost by change of use or demolition (square metres) | (iii) Total gross internal floorspace proposed (including change of use, basements, and ancillary buildings) (square metres) | (iv) Net additional gross internal floorspace following development (square metres) (iv) = (iii) - (ii) |
|---|--|--|--|--|
| Market Housing (if known) | | | | |
| Social Housing, including shared ownership housing (if known) | | | | |
| Total residential floorspace | 88.84 | 0 | 18.13 | 18.13 |
| Total non-residential floorspace | | | | |
| Total floorspace | 88.84 | 0 | 18.13 | 18.13 |

7. Existing Buildings

a) How many existing buildings on the site will be retained, demolished or partially demolished as part of the development proposed?

Number of buildings:

b) Please state for each existing building/part of an existing building that is to be retained or demolished, the gross internal floorspace that is to be retained and/or demolished and whether all or part of each building has been in use for a continuous period of at least six months within the past thirty six months. Any existing buildings into which people do not usually go or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted temporary planning permission should not be included here, but should be included in the table in question 7c).

| | Brief description of existing building/part of existing building to be retained or demolished. | Gross internal area (sq ms) to be retained. | Proposed use of retained floorspace. | Gross internal area (sq ms) to be demolished. | Was the building or part of the building occupied for its lawful use for 6 continuous months of the 36 previous months (excluding temporary permissions)? | | When was the building last occupied for its lawful use? Please enter the date (dd/mm/yyyy) or tick still in use. |
|------------------|--|---|--------------------------------------|---|---|-----------------------------|--|
| | | | | | Yes <input type="checkbox"/> | No <input type="checkbox"/> | |
| 1 | | | | | Yes <input type="checkbox"/> | No <input type="checkbox"/> | Date: <input type="text"/> or Still in use: <input type="checkbox"/> |
| 2 | | | | | Yes <input type="checkbox"/> | No <input type="checkbox"/> | Date: <input type="text"/> or Still in use: <input type="checkbox"/> |
| 3 | | | | | Yes <input type="checkbox"/> | No <input type="checkbox"/> | Date: <input type="text"/> or Still in use: <input type="checkbox"/> |
| 4 | | | | | Yes <input type="checkbox"/> | No <input type="checkbox"/> | Date: <input type="text"/> or Still in use: <input type="checkbox"/> |
| Total floorspace | | | | | | | |

7. Existing Buildings continued

c) Does your proposal include the retention, demolition or partial demolition of any whole buildings into which people do not usually go or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted planning permission for a temporary period? If yes, please complete the following table:

| | Brief description of existing building (as per above description) to be retained or demolished. | Gross internal area (sq ms) to be retained | Proposed use of retained floorspace | Gross internal area (sq ms) to be demolished |
|---|---|--|-------------------------------------|--|
| 1 | | | | |
| 2 | | | | |
| 3 | | | | |
| 4 | | | | |
| Total floorspace into which people do not normally go, only go intermittently to inspect or maintain plant or machinery, or which was granted temporary planning permission | | | | |

d) If your development involves the conversion of an existing building, will you be creating a new mezzanine floor within the existing building?

Yes No

e) If Yes, how much of the gross internal floorspace proposed will be created by the mezzanine floor (sq ms)?

| Use | Mezzanine floorspace (sq ms) |
|-----|------------------------------|
| | |
| | |
| | |

8. Declaration

I/we confirm that the details given are correct.

Name:

Alison Cleaver

Date (DD/MM/YYYY). Date cannot be pre-application:

11-12-2019

It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a collecting or charging authority in response to a requirement under the Community Infrastructure Levy Regulations (2010) as amended (regulation 110, SI 2010/948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.

For local authority use only

App. No:

PLANNING CONSULTATION LIST

| | |
|------------------------------|---|
| Application Reference | N/2019/1560 |
| Location | 5 Park Avenue Duston Northampton Northamptonshire NN5 6QH |
| Proposal | Single storey rear extension |

| Consultees | | | |
|---|--------------|------------|------------|
| Name | Type | Sent Date | Expiry |
| Duston Parish Council | Consultation | 07/01/2020 | 28/01/2020 |
| Cllr John Caswell | Consultation | 07/01/2020 | 28/01/2020 |
| Cllr Matthew Golby | Consultation | 07/01/2020 | 28/01/2020 |
| Duston Parish Council - Neighbourhood Forum | Consultation | 07/01/2020 | 28/01/2020 |

Overall Consult Expiry Date: 28 January 2020

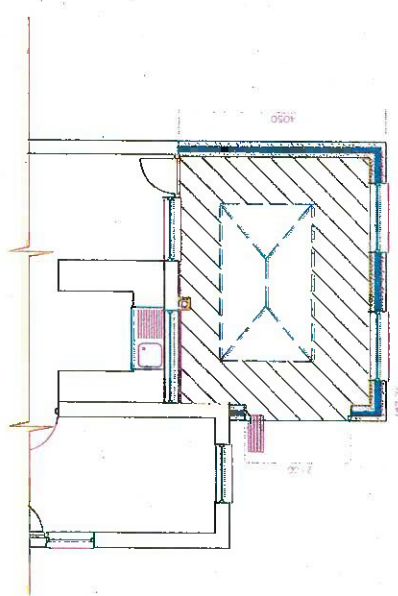
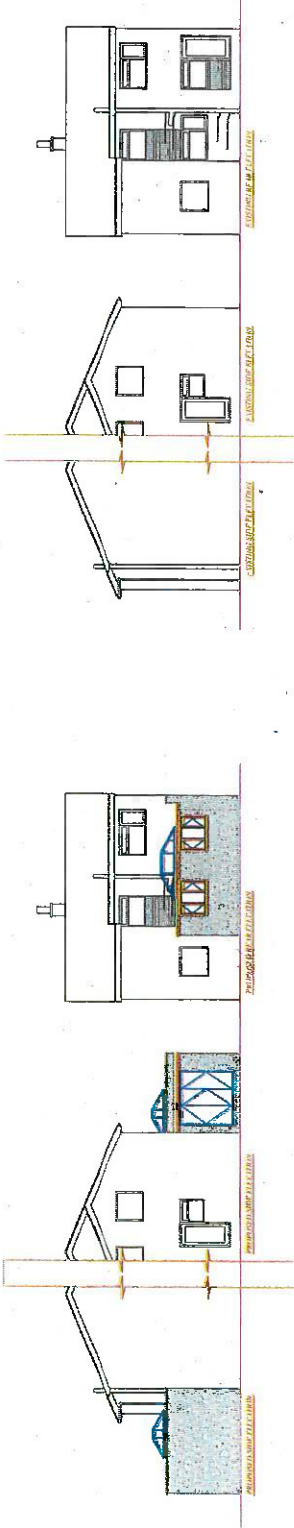
Overall Re-Consults Expiry Date:

Neighbours

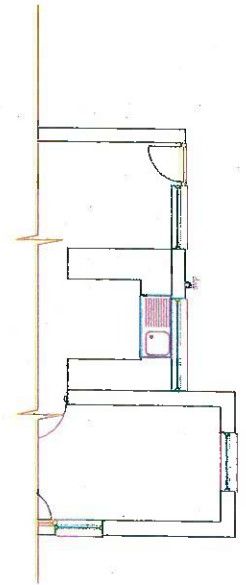
| Address | Sent Date | Expiry Date | Re-Consult Sent Date | Re-Consult Expiry Date |
|---|------------|-------------|----------------------|------------------------|
| 2 Park Close Northampton NN5 6QJ | 07/01/2020 | 28/01/2020 | | |
| 3 Park Avenue Duston Northampton NN5 6QH | 07/01/2020 | 28/01/2020 | | |

Overall Neighbour Expiry Date: 28 January 2020

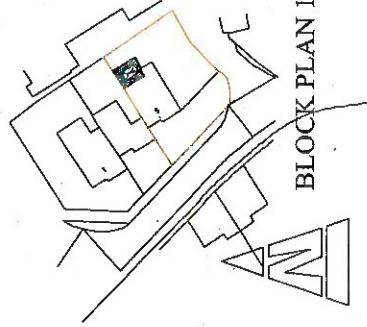
Overall Neighbour Re-Consults Expiry Date:



PROPOSED FLOOR PLAN



EXISTING FLOOR PLAN



BLOCK PLAN 1:500



LOCATION PLAN 1:1250



Note: all dimensions to be checked on site before work commences.
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A J Cleaver

7 Overhill Avenue, Mordialloc, Victoria 3195
 Telephone 03 9593 4282 Email ajc@ajc-architecture.com.au

| | |
|------------|--|
| Project | 8 Park Avenue Duplex |
| Location | Mordialloc |
| Drawing | Elevations & plans, existing & proposed. |
| Scale | 1 : 100 & 1:50 |
| Date | December 2019 |
| Sheet Size | A1 |

