



**DUSTON PARISH COUNCIL**

Duston Parish Council  
Duston Community Centre  
Pendle Road  
Duston  
Northampton  
NN5 6DT

## **Planning Committee**

Cllrs Ingram (Chair), Barnes (Vice-Chair), Bottwood, Liddon, Stonehouse

22<sup>nd</sup> July 2022

Dear Councillor,

You are hereby summoned to attend a meeting of the Planning Committee to be held at Duston Community Centre on Thursday 28<sup>th</sup> July 2022 commencing at 7.00pm for the purpose of transacting the following business.

Issued by:

Gary Youens  
Parish Clerk, Duston Parish Council

### **AGENDA**

**PC022/22. To receive apologies for absence**

**PC023/22. To receive and approve for signature the minutes of the meeting held on 29<sup>th</sup> June 2022 (APPENDIX A)**

**PC024/22. 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).*

**PC025/22. Public Participation Session** *(Persons wishing to address the committee on an agenda item may register their intention to do so by telephone or email by 12 noon on the day of the meeting and may speak for a maximum of 3 minutes).*

**PC026/22. Planning Applications**

- a) WNN/2022/0710 – 129 MENDIP ROAD, NORTHAMPTON, NN5 6BA  
SINGLE STOREY REAR SUN LOUNGE EXTENSION
  
- b) WNN/2022/0724 – 4 WEGGS FARM ROAD, NORTHAMPTON, NN5 6HD  
NEW DETACHED GARAGE WITH GAMES ROOM/HOME OFFICE OVER

**PC027/22. CIL / S106**

- To receive a verbal update regarding outstanding CIL / S106 owed to Duston

**PC028/22. Public Rights of Way**

- To note the Public Rights of Way in Duston (APPENDIX B)

**PC029/22. Next Meeting Dates**

- To agree the following dates for the next three Planning Committee meetings  
Wednesday 31<sup>st</sup> August 2022 7pm  
Thursday 29<sup>th</sup> September 2022 7pm  
Thursday 27<sup>th</sup> October 2022 7pm



**DUSTON PARISH COUNCIL**

APPENDIX A

Duston Parish Council  
Duston Community Centre  
Pendle Road  
Duston  
Northampton  
NN5 6DT

**Planning Committee**  
**MINUTES 29<sup>th</sup> June 2022 7pm**

**CHAIR:** Councillor M Ingram

**PRESENT:** Cllrs Bottwood, Liddon

**IN ATTENDANCE:**

Gary Youens – Parish Clerk  
Ryan Ikavnieks – Assistant Clerk

**PC014/22. To receive apologies for absence**

- Cllrs Barnes, Stonehouse

**PC015/22. To receive and approve for signature the minutes of the meeting held on 8<sup>th</sup> June 2022 (APPENDIX A)**

- **RESOLVED:** The minutes of the meeting held on 8<sup>th</sup> June 2022 were approved as a true record and signed by the Chair.

**PC016/22. To receive declarations of interest under the Council's Code of Conduct related to business on the agenda.**

- None

**PC017/22. Public Participation Session**

- There were no speakers from the public.

**PC018/22. Planning Applications**

a) WNN/2022/0589, 30 Hardlands Road, Northamptonshire, NN5 6LN

- **RESOLVED:** Duston Parish Council has no objection to the application. A query was sent to ascertain if the application requires permission for a change of use.

b) WNN/2022/0633, 35 Berrywood Road, Northampton, NN5 6XA

- **RESOLVED:** Duston Parish Council has no objection to this application. A query was sent to ascertain if Upton Parish Council been consulted, as the application falls under their jurisdiction.

c) WNN/2022/0661, 131 Harlestone Road, Northampton, NN5 6AA

- **RESOLVED:** No Observation or Comment.

d) WNN/2022/0656, 30 Park Avenue, Duston, NN5 6Q

- **RESOLVED:** No Observation or Comment.

**PC019/22. CIL / S106**

- Cllr Ingram gave a verbal update noting that Danny Moody, NCALC's chief executive, is investigating and will provide an update at the end of July 2022. It was also noted that WNC are looking into this matter internally and aim to provide information by September 2022.
- **RESOLVED:** A verbal update was received regarding outstanding CIL/S106 owed to Duston.

**PC020/22. Houses In Multiple Occupation**

- **RESOLVED:** Noted that WNC will be doing a review into HMOs in the Northampton Area. Duston Parish Council will review our position on HMOs during a review of our Neighbourhood Plan.

**PC021/22. Duston Four Year Plan**

- A discussion took place on the Planning Committee objectives in the Four Year Plan.

| <u>Planning</u>  | <u>Time frame (01/04/22 to 31/03/26)</u> | <u>Review and Discussion that occurred.</u>  |
|--|--|--|
| To revise and update the Neighbourhood Plan  | Complete within two years                | Preliminary research has started. Waiting until Northampton Local Plan Part 2 is fully finished.   |
| To look at all unregistered land in the Parish   | Ongoing                                  | Discussion surrounding who is the custodian of the right of way path adjacent to Duston Bakery and Squirrels Lane.   |
| Install 2 – 3 public information boards explaining the history of the Parish and its various buildings | Complete within two years                | Inquire with the local history society to see if they would like to support the council in this endeavor by creating historical articles for the DPC website that can be displayed at each site. |
| Establish a working party to see how we can enhance Rosevilla Hut & Timken Gates                       | Dec-26                                   | The transfer of Rosevilla Hut & Timken Gates is being dealt with by solicitors. Ideas are currently being formulated.  |
| Get installed electric charging points in appropriate locations  | Dec-26                                   | Identify potential locations for charging points. Research what current options are available.   |
| Establish a working party to make recommendations to council on CIL/S106 can be spent                  | Ongoing                                  | NCALC is currently looking into this.  |

- **RESOLVED:** The planning objectives in the Duston Four Year Plan were reviewed and discussed.

**PC022/22. Next Meeting Dates**

- **RESOLVED:** To agree the following dates for the Planning Committee

Thursday 28<sup>th</sup> July 2022 7PM

Wednesday 31<sup>st</sup> August 2022 7PM

Meeting closed at 8:15PM

DRAFT

WNN/2022/0710 – 129  
MENDIP ROAD,  
NORTHAMPTON, NN5 6BA

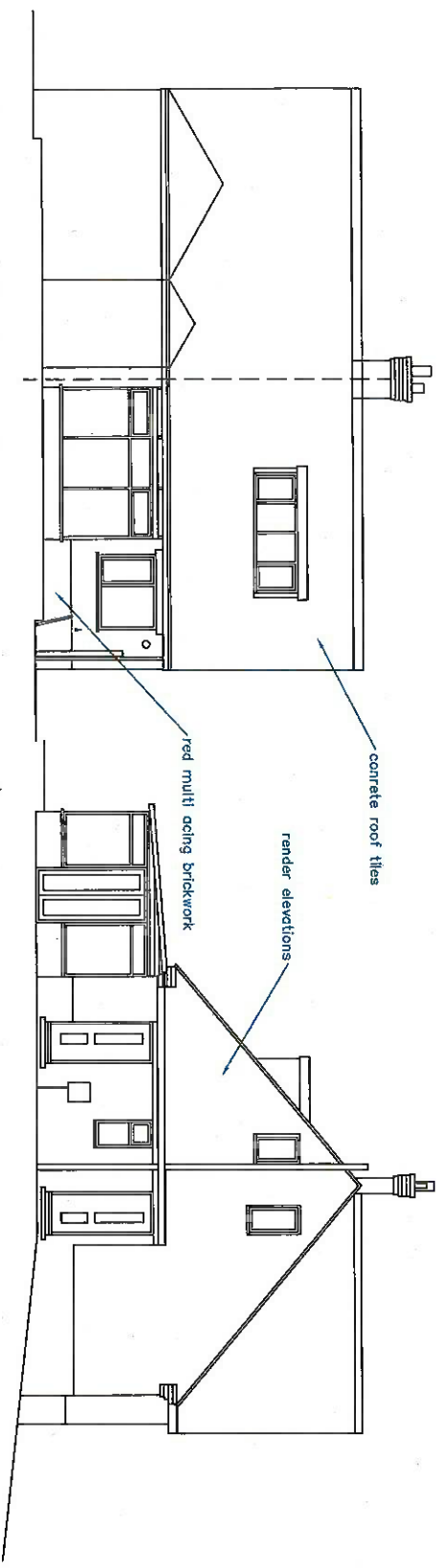
SINGLE STOREY REAR SUN  
LOUNGE EXTENSION





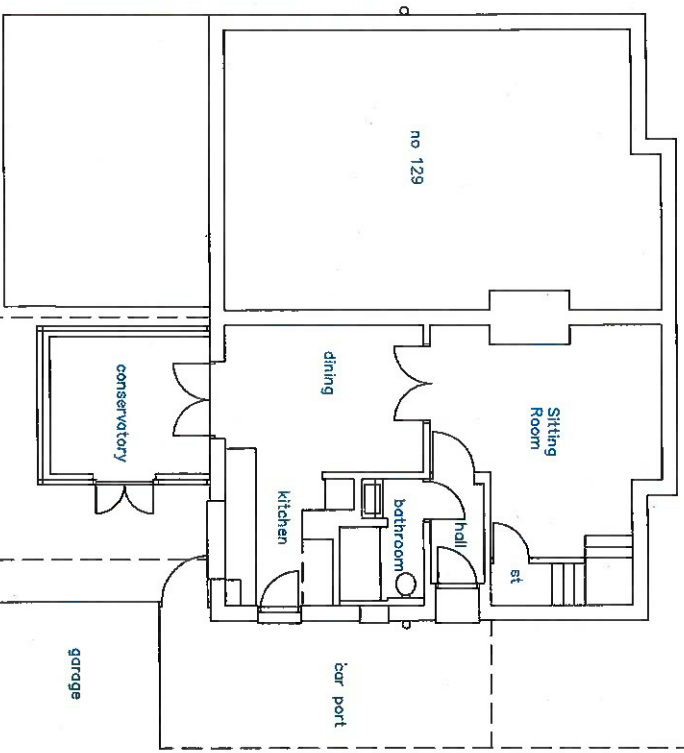






EXISTING REAR ELEVATION

EXISTING SIDE ELEVATION



EXISTING GROUND FLOOR

129 MENDIP ROAD, DUSTON

| REV       | DATE | NATURE OF REVISION |
|-----------|------|--------------------|
| REVISIONS |      |                    |

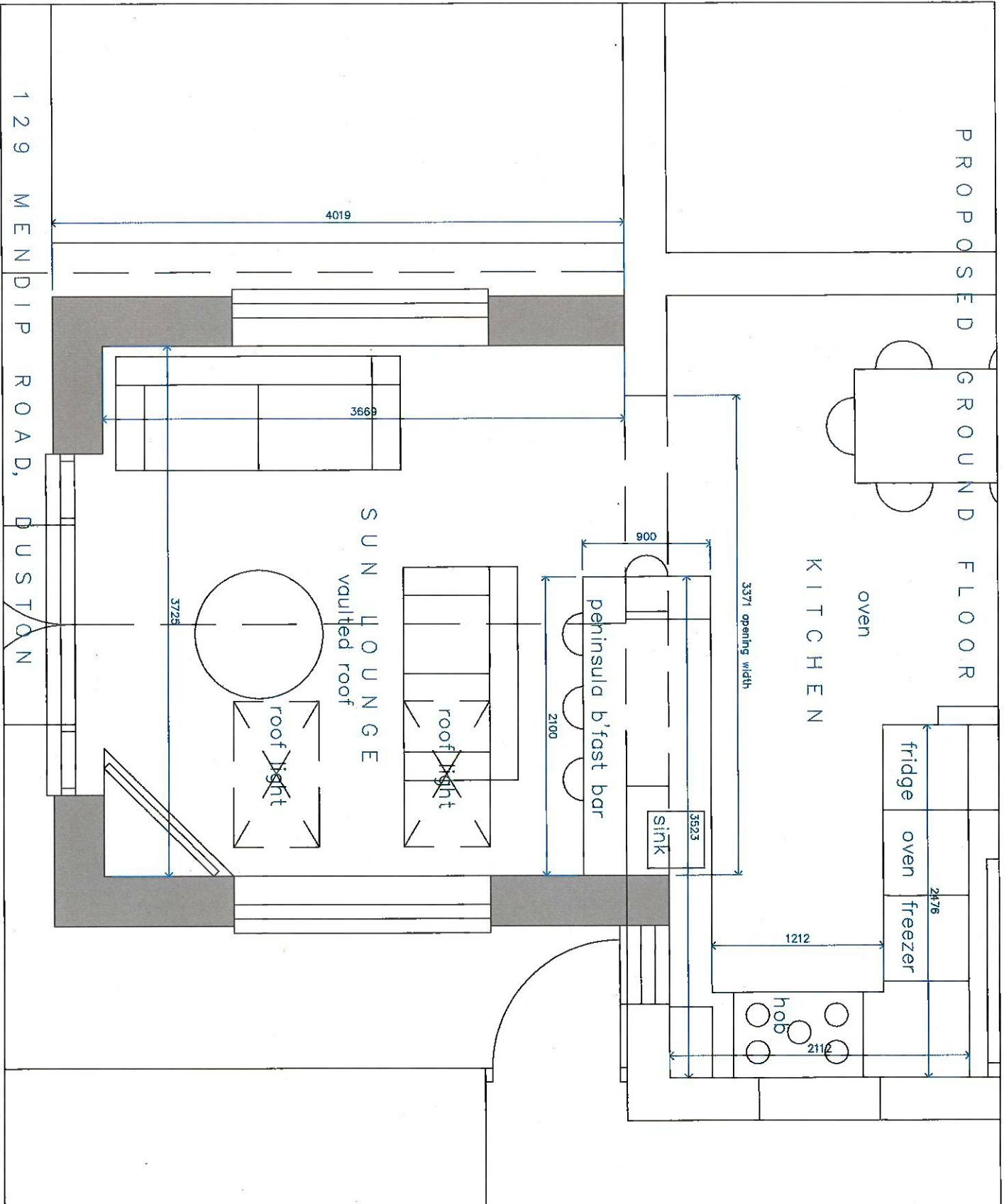
**VILLAGE**  
**DESIGN AND PLANNING**  
 07444 873370  
[www.villagedesignandplanning.co.uk](http://www.villagedesignandplanning.co.uk)

**CLIENT**  
 Mr and Mrs Duffy

**PROJECT**  
 Survey of Existing  
 129 Mendip Road  
 Duston  
 Northampton NN5 6BA

|                                   |                              |                 |
|-----------------------------------|------------------------------|-----------------|
| <b>EXISTING PLAN + ELEVATIONS</b> |                              |                 |
| <b>DRAWN BY</b><br>MCC            | <b>DRAWING NO</b><br>PLANS 1 | <b>REVISION</b> |
| <b>SCALE</b><br>1:50 @ A3         | <b>DATE</b><br>27/5/22       |                 |





do not scale

| REV       | DATE | NATURE OF REVISION |
|-----------|------|--------------------|
| REVISIONS |      |                    |

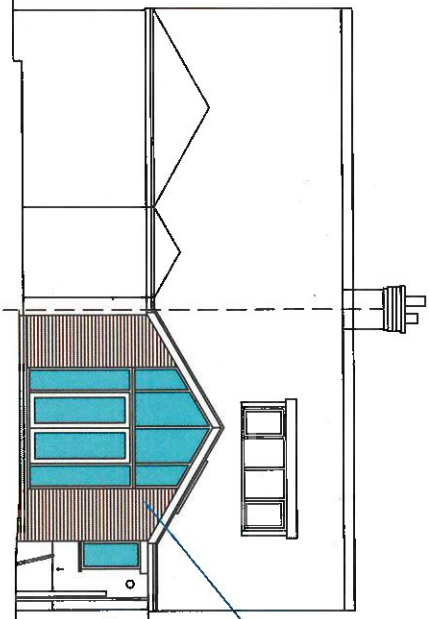
**VILLAGE**  
 DESIGN AND PLANNING  
 07444 875370  
 www.villagedesignandplanning.co.uk

CLIENT  
 Mr and Mrs Duffy  
 PROJECT  
 Sun Lounge Rear Extension  
 129 Mendip Road  
 Duston  
 Northampton NN5 6BA  
 DRAWING TITLE  
 PROPOSED PLAN

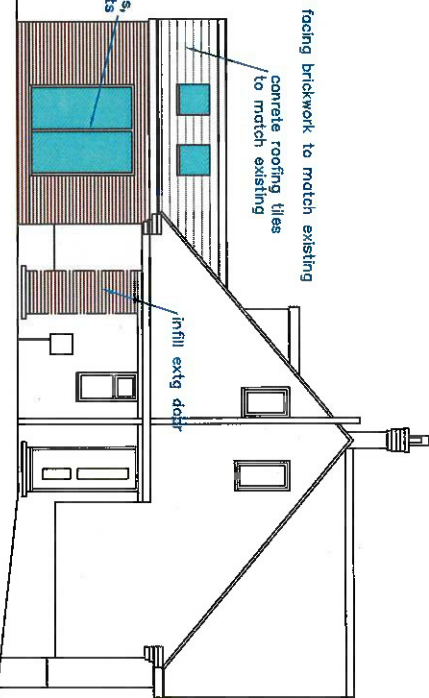
|                    |                       |
|--------------------|-----------------------|
| DRAWN BY<br>MCC    | DRAWING NO<br>PLANS 3 |
| SCALE<br>1:25 @ A3 | DATE<br>5622          |
|                    | REVISION              |

129 MENDIP ROAD, DUSTON

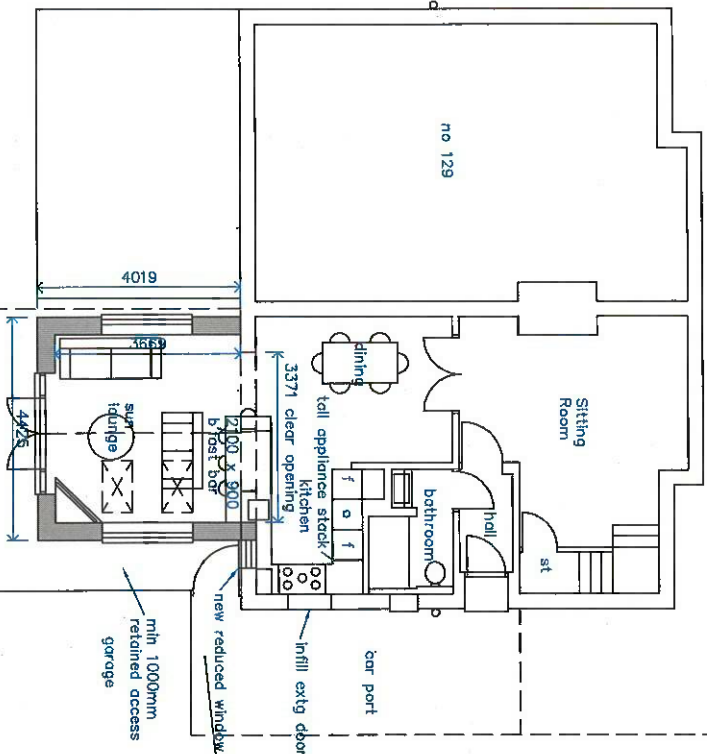




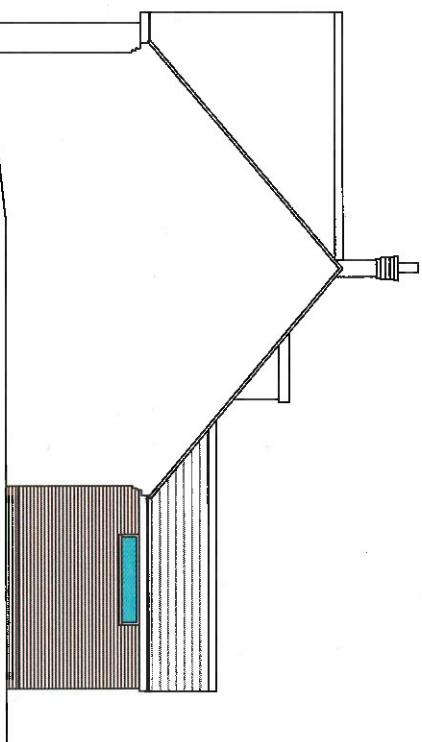
PROPOSED REAR ELEVATION



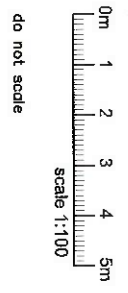
PROPOSED SIDE ELEVATION



PROPOSED INNER SIDE ELEVATION



PROPOSED GROUND FLOOR  
1 2 9 M E N D I P R O A D, D U S T O N



| REV       | DATE | NATURE OF REVISION |
|-----------|------|--------------------|
| REVISIONS |      |                    |

**VILLAGE**  
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07444 873370  
www.villagedesignandplanning.co.uk

CLIENT  
Mr and Mrs Duffy  
PROJECT  
Sun Lounge Rear Extension  
129 Mendip Road  
Duston  
Northampton NN5 6BA  
DRAWING TITLE  
PROPOSED PLAN/ELEVATIONS

|                     |                       |
|---------------------|-----------------------|
| DRAWN BY<br>MCC     | DRAWING NO<br>PLANS 2 |
| SCALE<br>1:100 @ A3 | DATE<br>5622          |
|                     | REVISION              |

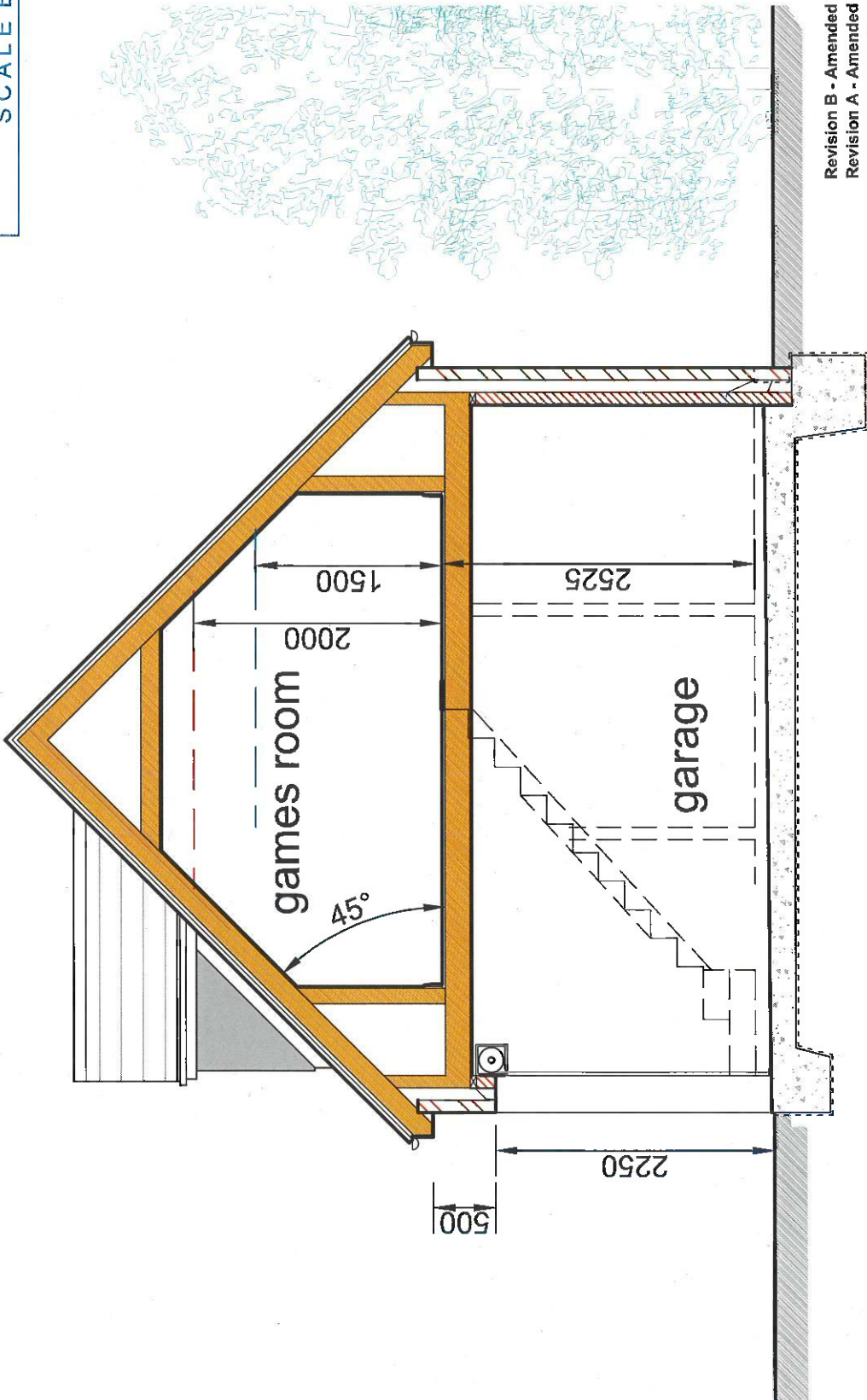




WNN/2022/0724 – 4 WEGGS  
FARM ROAD, NORTHAMPTON,  
NN5 6HD

NEW DETACHED GARAGE WITH  
GAMES ROOM/HOME OFFICE  
OVER



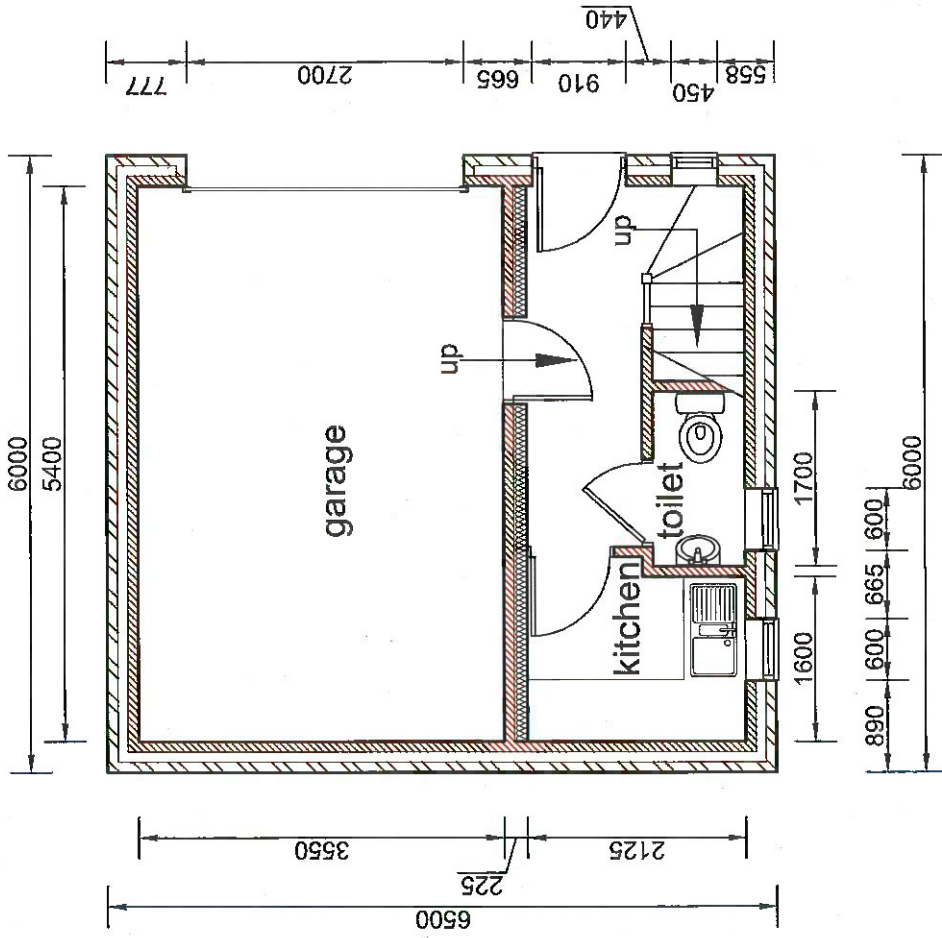


Revision B - Amended as requested by Client 22-06-2022  
Revision A - Amended for planning application 20-06-2022

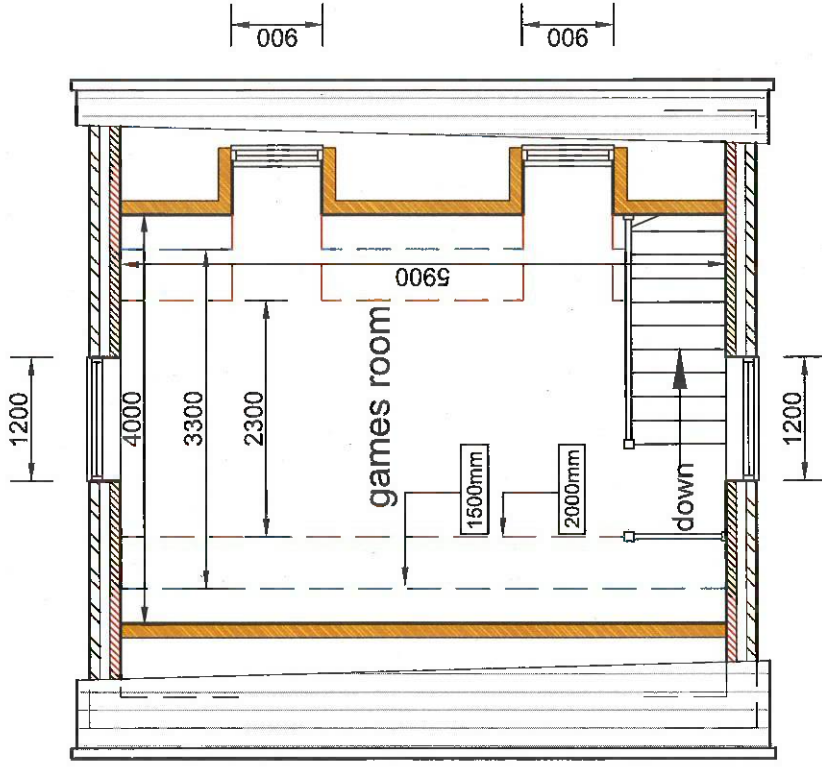
|                               |                              |
|-------------------------------|------------------------------|
| <b>Proposed Cross Section</b> |                              |
| Scale : 1:50 @ A4             | Drawing No : ASM-22-C25-005b |
| Date : June 2022              |                              |

Proposed detached garage with games room/home office over to  
front of No 4 Weggs Farm Road, Duston, Northampton





Ground Floor Plan



First Floor Plan



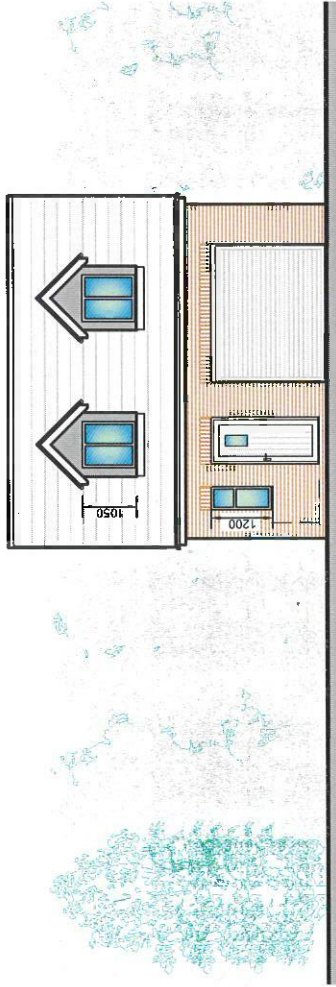
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Proposed detached garage with games room/home office over to front of No 4 Weggs Farm Road, Duston, Northampton

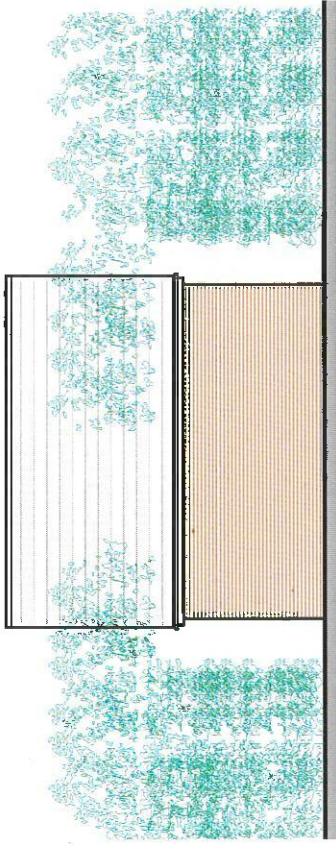
Proposed Floor plans

Scale : 1:50 @ A3  
Drawing No : ASM-22-C25-004b  
Date : June 2022

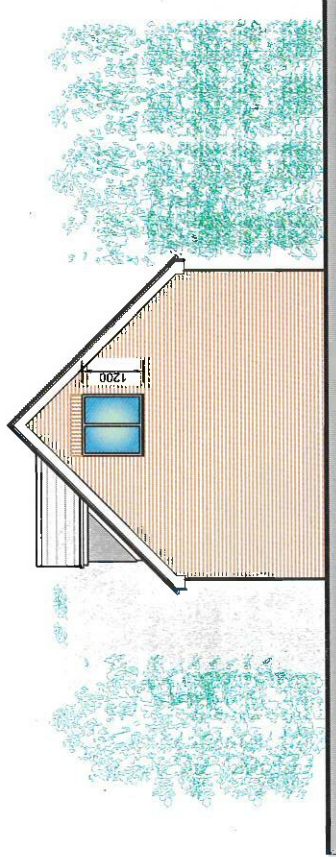




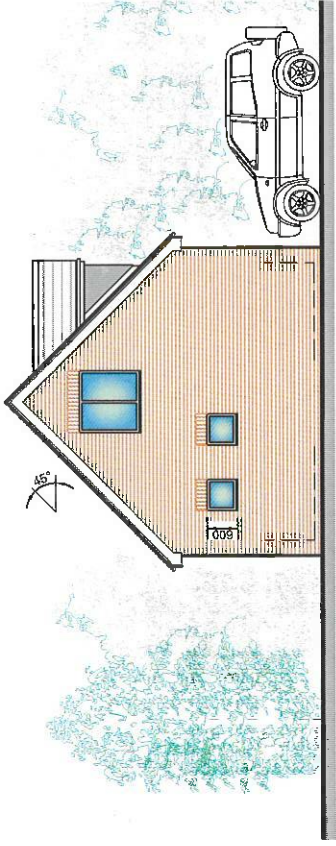
**FRONT ELEVATION - North West**



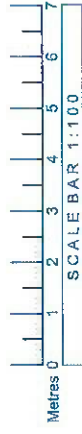
**REAR ELEVATION - South East**  
Existing boundary hedge omitted



**SIDE ELEVATION - South West**  
towards Berrywood Road-  
Existing boundary hedge omitted



**SIDE ELEVATION - North East**  
towards Wegg's Farm Road



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Proposed detached garage with games room/home office over to front of No 4 Wegg's Farm Road, Duston, Northampton

Proposed Elevations

Scale : 1:100 @ A3  
Drawing No : ASM-22-C25-002b  
Date : June 2022







Proposed Site plan 1:200

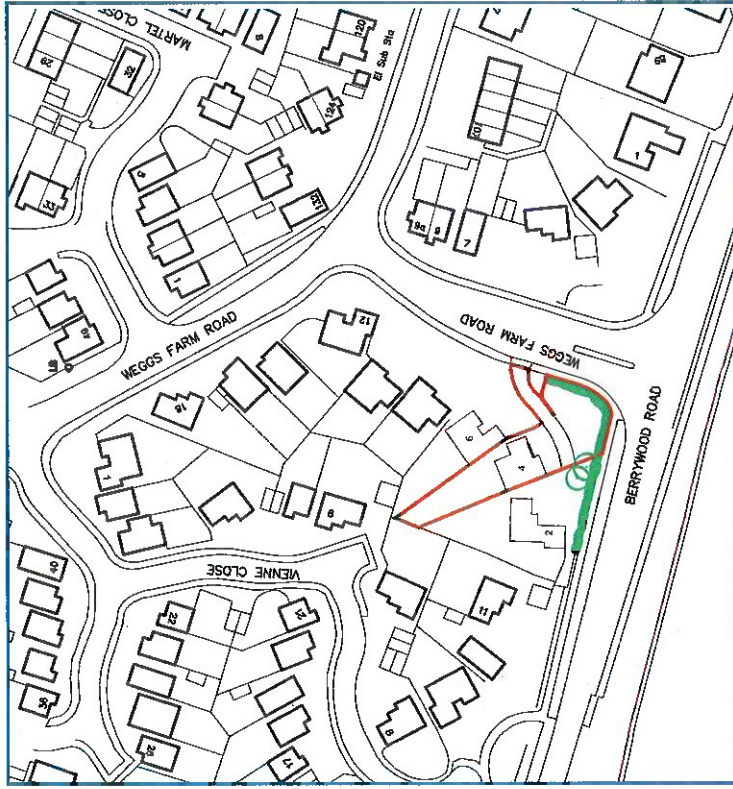
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Proposed detached garage with games room/home office over to front of No 4 Weggs Farm Road, Duston, Northampton

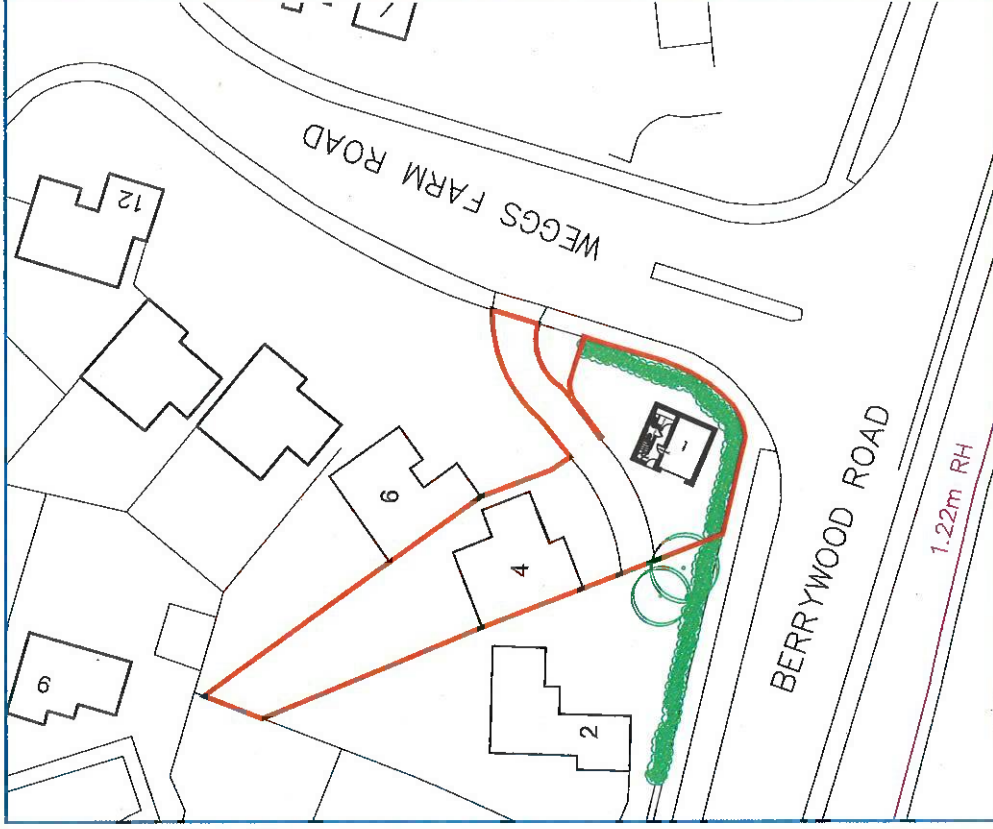
Proposed site plan

Scale : 1:200 @ A3  
 Drawing No : ASIM-22-C25-001b  
 Date : June 2022

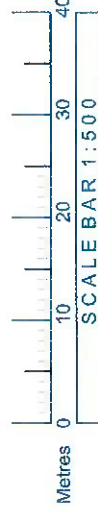




**LOCATION PLAN - as existing**  
1:1250



**BLOCK PLAN - as proposed**  
1:500



Metres 0 10 20 30 40  
SCALE BAR 1:500

Proposed detached garage with games room/home office over to front of No 4 Weggs Farm Road, Duston, Northampton

Location and Block plans

Scale : as noted @ A3  
Drawing No : ASIM-22-C25-008b  
Date : June 2022

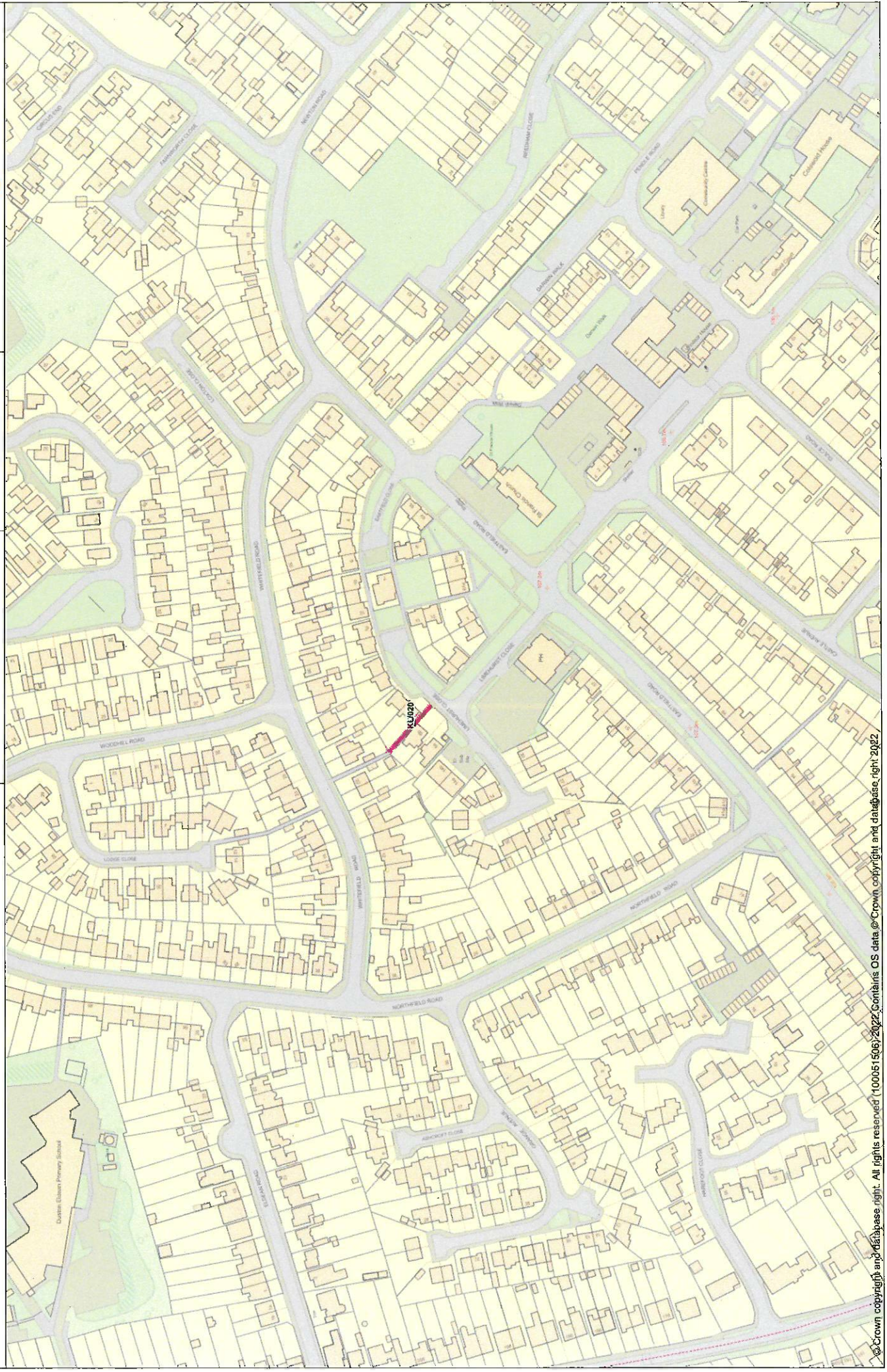
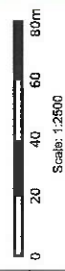
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Duston

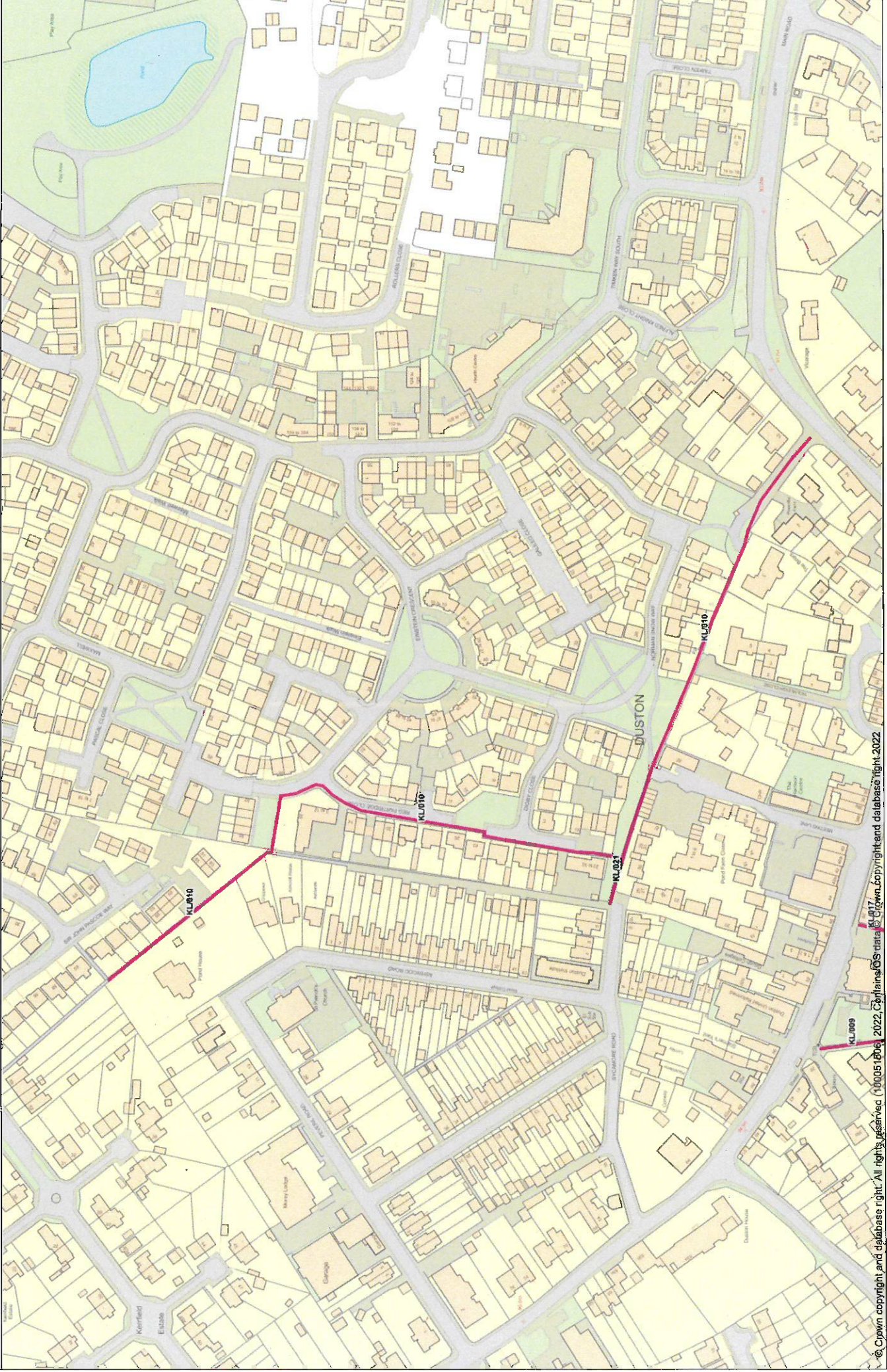
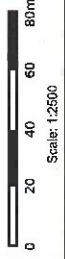
Author: D. Parish

Date: 22/07/2022





Duston  
Author: D. Parish  
Date: 22/07/2022



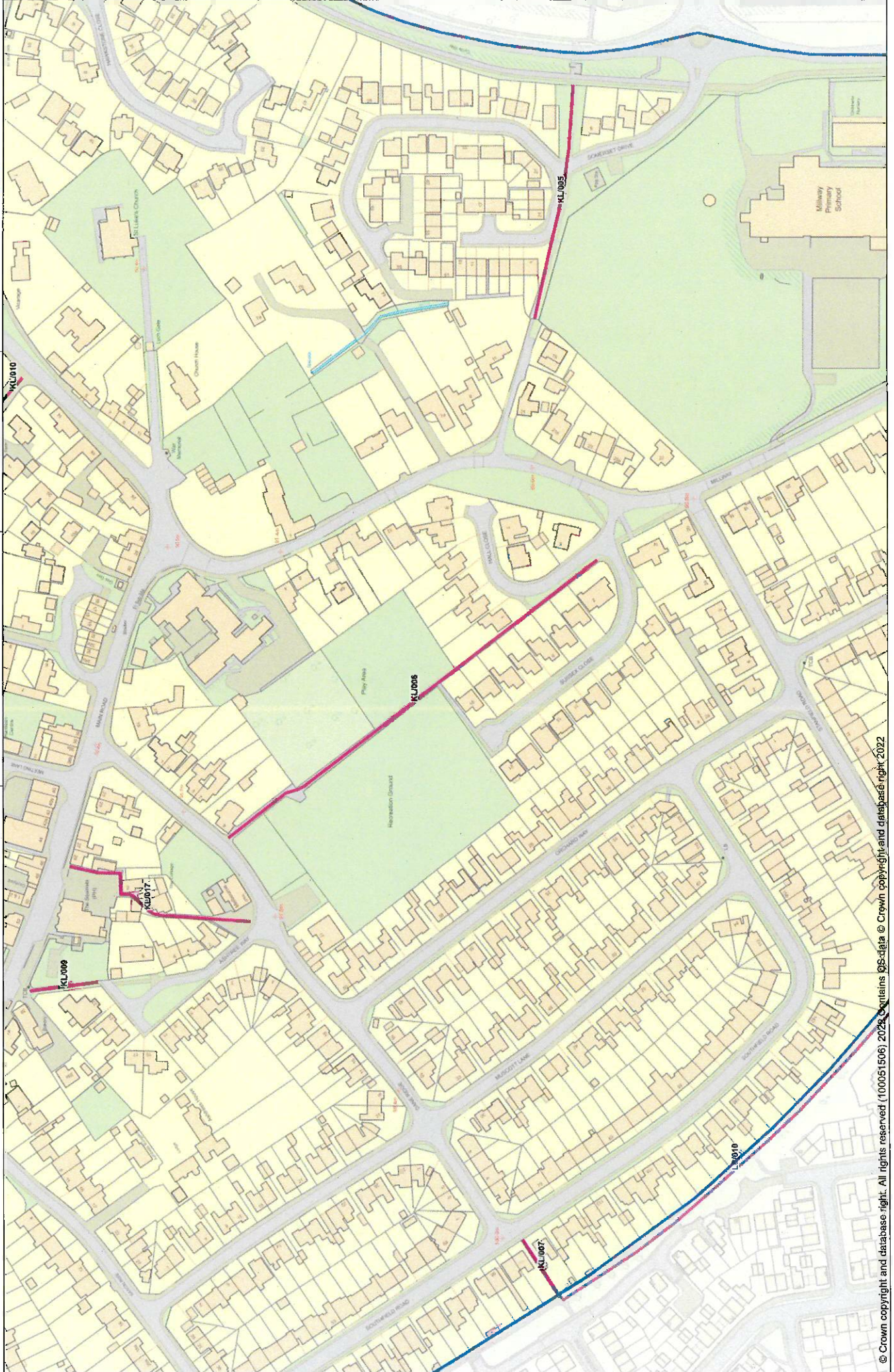




Duston

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