



DUSTON PARISH COUNCIL

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

Planning Committee Minute
Thursday 25th July 2024 7pm

Chair: Cllr M Ingram

Councillors Present: Liddon, Enright-King

IN ATTENDANCE:

Gary Youens – Clerk

PC10/24. To receive apologies for absence

- Apologies were received from Cllrs Barnes, Liddon and Mumford.

PC11/24. To receive and approve for signature the minutes of the meeting held on Thursday 30th May 2024 (APPENDIX A)

- **RESOLVED:** That the minutes of the meeting held on 30th May 2024 were approved as a true record and duly signed by the Chair.

PC12/24. To receive declarations of interest under the Council's Code of Conduct related to business on the agenda

- Members were reminded of the obligation to declare any interests in items on this agenda, whether pecuniary or otherwise. There were no interests declared.

PC13/24. Public Participation Session

- There were no members of the public present.

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PC14/24. To Discuss Planning Applications Received from the Planning Authority

- **RESOLVED:** That the following Planning Applications were discussed with the following comments agreed:

	Planning Application No	Site Address	Proposal	DPC Comments
a)	2024/2489/FULL	28 Vienne Close Northampton NN5 6HE	Demolish existing garage, two storey side extension	No objection but to comment that it needs to be keeping with the area and the neighbouring trees need to be protected.
b)	2024/3330/FULL	Demolition of a detached garage and the construction of a new two storey, three bedroom dwelling.	2 Chiltern Way, Northampton, NN5 6AR	An overdevelopment in the area. Parking at school drop off and pick up is already a problem at Chiltern Primary School and we are concerned this application could make the situation worse. We are also concerned about potential parking on a junction corner of this proposed new dwelling. We suggest this application is contrary to the following section of Duston Neighbourhood Plan Policy H4 on Small Infill Sites: i - In respect to back land and tandem development in gardens of existing properties, the need to avoid adverse impact on the amenity of neighbouring properties through; loss of privacy, daylight, visual intrusion by a building or structure, car parking, removal of mature vegetation or landscaping and additional traffic resulting from the development.
c)	2024/3359/FULL	Change of use from Dwelling [Use Class C3] to House in multiple occupation [Use Class C4] for 6 occupants	31 Newton Road, Northampton, NN5 6TR	This is out of keeping with the Duston area. HMO in Duston means more parking difficulties, more domestic waste which causes problems on collection day, generally more noise than a family dwelling and is out of keeping

			with the wider Newton Road area. Northampton Town Centre (Castle Ward) is more appropriate for HMOs.
d)	<u>2024/3286/FULL</u>	Proposed first floor side extension with internal alterations	223 Ryeland Road Northampton NN5 6XF
			No comments or observations

PC15/24. DPC Corporate Objectives

- It was discussed whether to renew the Duston Neighbourhood Plan. Creating a Neighbourhood Plan is labour intensive. The new Government is likely to increase house building targets which mean WNC may have to rewrite their draft Local Plan.
- **RESOLVED:**
 - a) The Committee welcomes the DPC Corporate Objectives set by the Council.
 - b) To bring this item back to the next meeting for another discussion.
 - c) The Parish Council should devise a Corporate Plan.

PC16/24. 30mph & 40 mph Speed Limit Proposals Sandy Lane & Sandy Lane Relief Road

- **RESOLVED:** To respond to the Highways consultation with the following
 1. 30mph (not the proposed 40mph) speed limit on the Sandy Lane Relief Road from the A4500 (Weedon Road) to its junction with Berrywood Road and Roaman Road.
 2. 40mph speed limit on Sandy Lane from its 30mph speed limit end at number 40 through to the new link road north of Larkhall Lane
 3. 40mph speed limit n Larkhall Lane from Sandy Lane through to its existing 30mph limit (30mph limit from this point remains unchanged)
 4. 40mph speed limit on New Sandy Lane from Roman Road through to Weggs Farm Road
 5. 30mph speed limit on Roman Road from Sandy Lane through to Nobottle Nursery
 6. 30mph speed limit on the Sandy Lane Link Road and approaches to the link Road

PC17/24. S106 / CIL

- Two applications for S106 funds have been submitted and waiting for a response. No further update.

Meeting closed at 8:07

