



DUSTON PARISH COUNCIL

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

Planning Committee

Cllrs Barnes, Enright-King, Ingram, Liddon, Mumford, Littlewood

19th January 2024

Dear Councillor,

You are hereby summoned to attend a meeting of the Planning Committee to be held at Duston Community Centre on Thursday 25th January 2024 commencing at 7.00pm for the purpose of transacting the following business.

Issued by:

Gary Youens
Parish Clerk, Duston Parish Council

AGENDA

PC055/24. To receive apologies for absence

PC056/24. To receive and approve for signature the minutes of the meeting held on Thursday 14th December 2023 (APPENDIX A)

PC057/24. 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*).

PC058/24. 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*).

PC059/24. To Discuss Planning Applications Received from the Planning Authority

- a) 2023/7380/S73 – 274 Main Road Duston Northampton NN5 6PP – Variation of condition 1 (approved plans) WNN/2022/0082 (Reserved Matters Application pursuant to Outline Planning Permission N/2019/0570 for the development of 3no detached dwellings on land to the rear of 274 Main Road for appearance, scale and layout of proposed site) Plot 3 extension to form enclosed porch & rear orangery plus ensuite to first floor over utility.

PC060/24. S106 / CIL Update

- To receive a verbal update from the Clerk surrounding S106 / CIL monies.



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Planning Committee Minutes
Thursday 14th December 7pm 2023

Chair: Cllr M Ingram

Councillors Present: Barnes, Liddon, Littlewood, Mumford

IN ATTENDANCE:

Gary Youens – Clerk

Ryan Ikavnieks – Assistant Clerk

PC049/23. To receive apologies for absence

- Apologies were received from Cllr Enright-King.

PC050/23. To receive and approve for signature the minutes of the meeting held on Thursday 30th November 2023 (APPENDIX A)

- **RESOLVED:** That the draft minutes of the meeting held on Thursday 30th November 2023 were approved as a true record and duly signed by the Chair.

PC051/23. To receive declarations of interest under the Council's Code of Conduct related to business on the agenda

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

PC052/23. Public Participation Session

- There were no members of the public present.

PC053/23. To Discuss Planning Applications Received from the Planning Authority

- **RESOLVED:**

- a) 2023/7835/S73 – 519 Harlestone Road Northampton NN5 6NX – Variation of condition 2 of WNN/2023/0346 (Erection of detached dwelling to rear of 519 Harlestone Road with alterations to access from Harlestone Road) to replace drawing K31_Location and Block Plan with K31_Location and Block Plan Rev A

- Objection - This application contradicts Policy H4, Smaller infill site, of the Duston Neighborhood Plan.

H4 Smaller infill sites – general criteria (objective 2)

Development will be supported on sites of up to 5 dwellings on previously developed land and large gardens, subject to the following criteria: i - In respect to backland 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. ii - Windfall, back land or tandem development must have direct highway access. iii - It must have due regard to the need to preserve or enhance the Conservation Area. iv - The requirements for development in local character areas (Policy BE1) are met. v - The provision of natural landscaping, including native trees, hedgerows, wetland areas and the retention or incorporation of habitats for small mammals, birds and insects.

Please could a Planning Officer explain how the original application does not contradict this policy?

- b) 2023/7288/TCA – TREE WORK AT ST LUKES CHURCH MAIN ROAD DUSTON NORTHAMPTON NN5 6JB – POLLARD OF LIME TREE

- Objection - Without receiving further information surrounding the tree's health from a tree survey or tree surgeons report, the work is viewed as non-necessary and will negatively impact the street scene in a conservation area.

- c) 2023/7868/FULL – 7 Excelsior Gardens, Northampton, NN5 6YN – Demolition of existing garage and construction of a garage, utility room with a first floor bed sitting room and bathroom. Construction of a 2 storey rear extension and alterations.

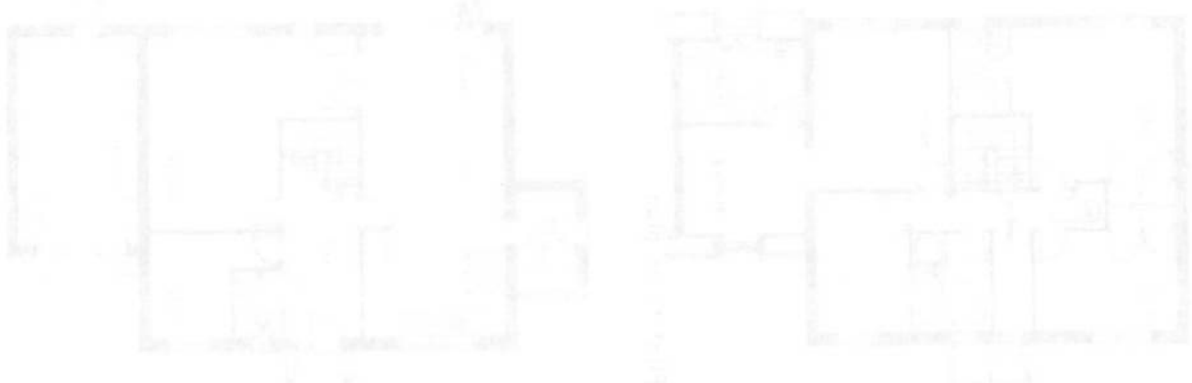
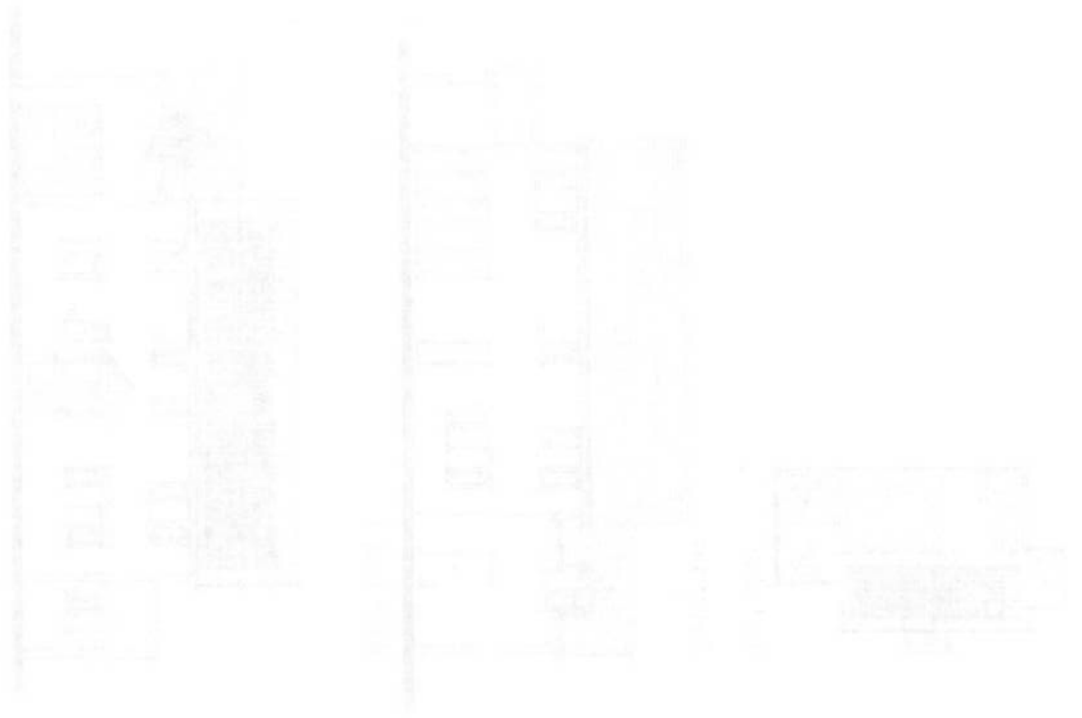
- No comments or observations
- d) 2023/7409/TPO – TREE WORK AT LAND TO REAR OF 15 HOPPING HILL GARDENS – WORKS TO CHAMOMILE TREE
- Objection - Without information surrounding the tree's health from a tree survey or tree surgeons report, the work is viewed as non-necessary and will negatively impact the street scene of the public open space that the tree is located on.

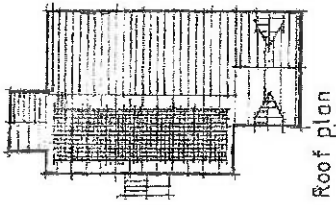
PC054/23. S106 / CIL Update

- **RESOLVED:** That the verbal update from the Clerk & Chair of Committee surrounding S106 / CIL monies was received, discussed and noted.

The meeting finished at 8:21pm

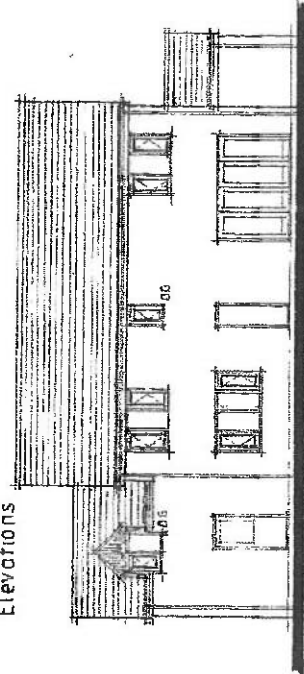
2023/7380/S73 – 274 Main Road Duston Northampton NN5 6PP –
Variation of condition 1 (approved plans) WNN/2022/0082 (Reserved
Matters Application pursuant to Outline Planning Permission
N/2019/0570 for the development of 3no detached dwellings on
land to the rear of 274 Main Road for appearance, scale and layout of
proposed site) Plot 3 extension to form enclosed porch & rear
orangery plus ensuite to first floor over utility.



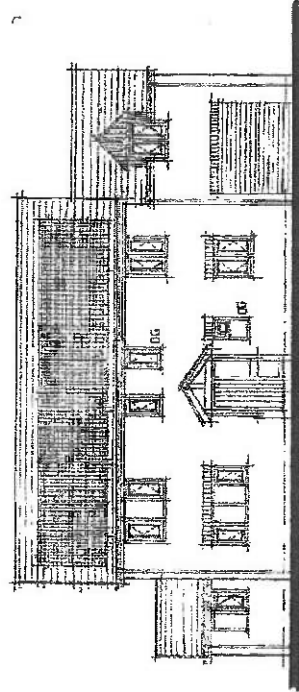


Roof plan

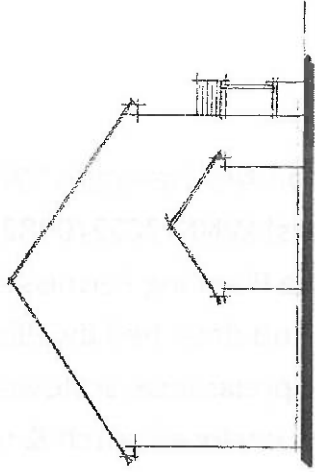
Elevations



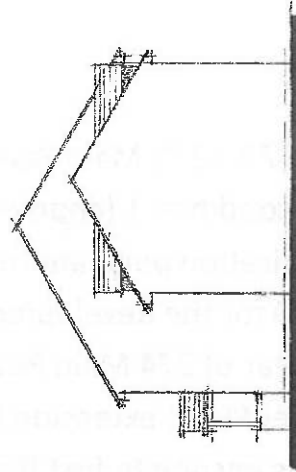
Rear (east)



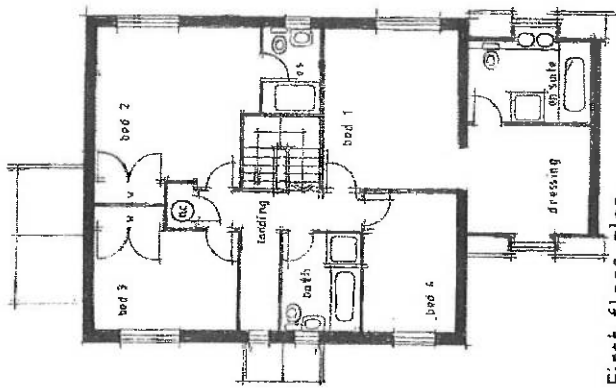
Front (west)



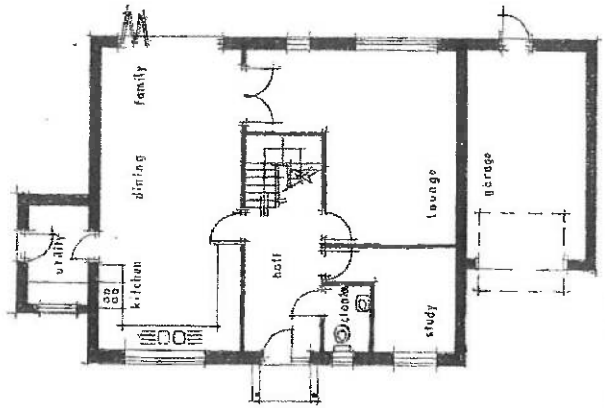
Side (north)



Side (south)



First floor plan



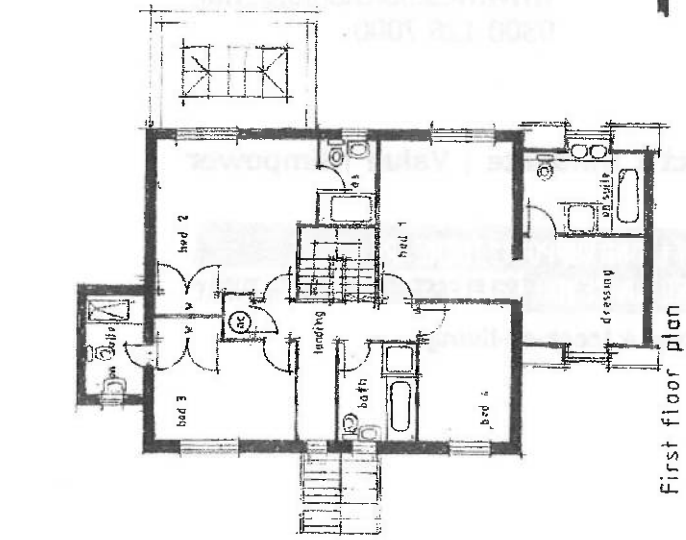
Ground floor plan

Plot 3

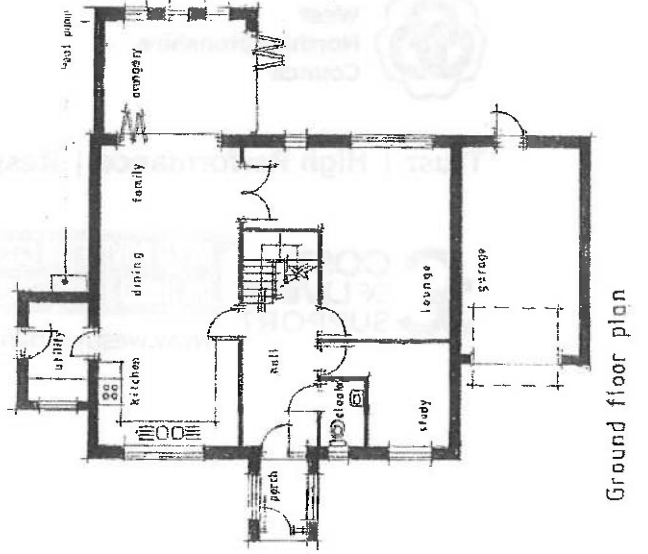


Revisions
PHIL BATES
 Architectural Technician

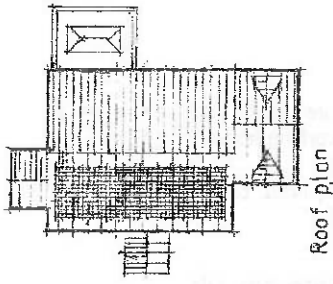
CLIENT TWENTY TEN DEVELOPMENTS Ltd
 PROJECT Residential development SCALE 1:100
 Rear 27% Main Road DATE January 2021
 DUSTON NNS 6PP
 TITLE Planting drawing DRG No 20-123-030



First floor plan

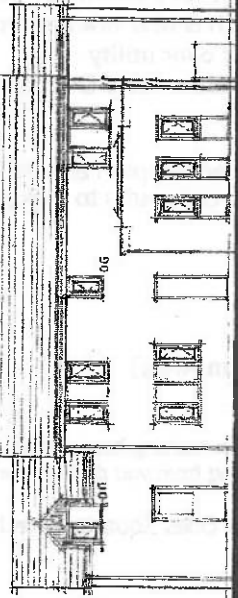


Ground floor plan

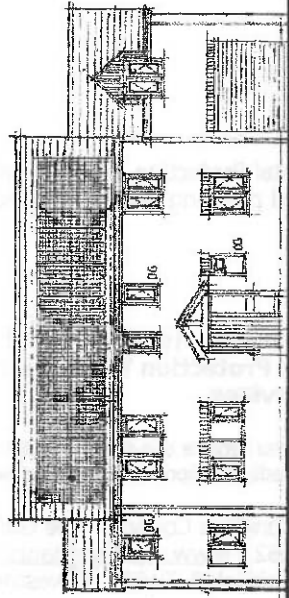


Roof plan

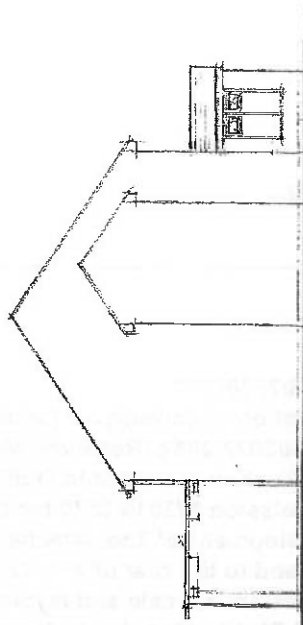
Elevations



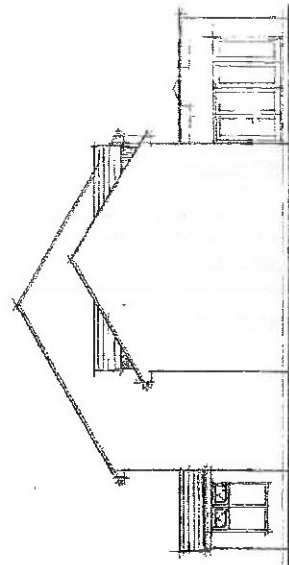
Rear (east)



Front (west)



Side (north)



Side (south)

29.9.23
11.11.23

Revisions
B Emergency Rd 3.64.8 porch, dining
A Roof pump position added

PHIL BATES
Architectural Technician

20 BUCKINGHAM ROAD, WIMBORNE, DORSET, BH15 1JH TEL: 01962 865222

CLIENT TWENTY TEN DEVELOPMENTS LTD
PROJECT Residential development SCALE 1:100
Rear 274, Main Road DATE January 2021
TITLE Planning drawing DRG No 20-123-030B

Plot 3



From: [Gavin Smith](#)
To: [WNC Planning](#)
Cc: [Jonathan Moore](#)
Subject: Re: EP Comments - Planning Application 2023/7380/S73
Date: 04 January 2024 08:39:45
Attachments: [image001.png](#)

Good morning Jonathan,

Application No.	2023/7380/S73
Proposal	Variation of condition 1 (approved plans) WNN/2022/0082 (Reserved Matters Application pursuant to Outline Planning Permission N/2019/0570 for the development of 3no detached dwellings on land to the rear of 274 Main Road for appearance, scale and layout of proposed site) Plot 3 extension to form enclosed porch & rear orangery plus ensuite to first floor over utility
Location	274 Main Road Duston Northampton NN5 6PP

The Environmental Protection Team covering the Northampton area have reviewed the above mentioned planning application and have no comments to make.

Kind regards

Gavin Smith
Senior Environmental Health Officer
Environmental Protection Team (Northampton Area)
Regulatory Services

I work flexibly. If you receive this email outside of your own working hours, please be reassured that I do not expect an immediate response. I look forward to hearing from you during your normal working hours.

West Northamptonshire Council | The Guildhall | St Giles Square | Northampton | NN1 1DE
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Sent on: 02 January 2024 12:00:32
To: [WNC Planning \(Planning@westnorthants.gov.uk\)](mailto:WNC_Planning_Planning@westnorthants.gov.uk)
Subject: Planning consultation/Information for application reference 2023/7380/S73 at 274 Main Road Duston Northampton NN5 6PP
Attachments: [eCon_SirMadam\(1\).pdf](#) (254.62 KB)

Categories: Matthew

Attn Jonathan Moore

Dear Jonathan

Application No. 2023/7380/S73
Proposal Variation of condition 1 (approved plans) WNN/2022/0082 (Reserved Matters Application pursuant to Outline Planning Permission N/2019/0570 for the development of 3no detached dwellings on land to the rear of 274 Main Road for appearance, scale and layout of proposed site) Plot 3 extension to form enclosed porch & rear orangery plus ensuite to first floor over utility
Location 274 Main Road Duston Northampton NN5 6PP

Thank you for consulting Northamptonshire Police and Fire and Rescue Services on the above application.

My role is to comment on planning matters which impact on resources and response times relating to the above emergency services and seek developer contributions where appropriate.

Having viewed the plans, I have no comments to make in respect of this proposal.

If you have not already done so, I would recommend that you consult Sharon Henley, CDPA for Northamptonshire Police, who can advise on the principles of crime prevention through design (Secured by Design) and fire prevention.

Please do not hesitate to contact me, if you require any further input on this application.

Regards
Wendy

Wendy Rousell
Infrastructure Planning Manager (C1343)
BA DipTP MRTPI
Commercial and Property Services Department
Northamptonshire Police, Northamptonshire Fire and Rescue Service and Northamptonshire OPFCC

Telephone: 101 or 03000 111 222 (if out of county) Ext 345147

Address: Darby House, Darby Close, Park Farm Industrial Estate, Wellingborough, NN8 6GS
E-mail: Wendy.Rousell@northants.police.uk



www.northants.police.uk www.northantspfcc.org.uk www.northantsfire.gov.uk

From: West Northamptonshire Council Development Management <wnc-no-reply@planning.westnorthants.gov.uk>
Sent: 02 January 2024 08:37
To: Rousell Wendy <Wendy.Rousell@northants.police.uk>
Subject: West Northamptonshire Council email re : Planning consultation/Information for application reference 2023/7380/S73 at 274 Main Road Duston Northampton NN5 6PP

BE SUSPICIOUS: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Official Planning document from West Northamptonshire Council. Please see the attached letter for details. Please ensure that you use the link within this email/letter to submit your comments. Any general correspondence should be sent to planning@westnorthants.gov.uk (do not respond direct to the email sender; this is an automated email) Head of Development Management



West Northamptonshire Council
Planning Department
Council Offices, West Northamptonshire Council, 100 Victoria Road, Northampton, NN1 2JF
Tel: 0300 500 0000
www.westnorthants.gov.uk

Comment for planning application 2023/7380/S73

Application Number	2023/7380/S73
Location	274 Main Road Duston Northampton NN5 6PP
Proposal	Variation of condition 1 (approved plans) WNN/2022/0082 (Reserved Matters Application pursuant to Outline Planning Permission N/2019/0570 for the development of 3no detached dwellings on land to the rear of 274 Main Road for appearance, scale and layout of proposed site) Plot 3 extension to form enclosed porch & rear orangery plus ensuite to first floor over utility
Case Officer	Jonathan Moore
Organisation	
Type of Comment	Comment
Type	neighbour
Comments	On the whole I have no objection to this variation [REDACTED]
Received Date	11/01/2024 09:55:07
Attachments	

Sent: 05 January 2024 14:24
To: WNC Planning
Subject: Ref application No 2023/7380/S73
Attachments: 20240102_134628.jpg; 20240102_134713.jpg

Further to your letter of 2nd January 2024

I would comment as follows

We [redacted] have suffered with excessive water ingress to our property since the commencement of the 3 properties at the rear of 274 Main Road (latest photograph enclosed)

We have sent numerous photos of the the problems over the past years of the rubbish buried and tren chest [redacted] which no action was taken ,hence we are still suffering from there inadequate drainage

Therefore we object to any further development until the drainage situation has been resolved

[redacted]