



DUSTON PARISH COUNCIL

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

Planning Committee
MINUTES 11th February 2021

CHAIR: Councillor S Pape

PRESENT: Cllrs Huffadine-Smith, Maitland,

IN ATTENDANCE:

Gary Youens – Deputy Parish Clerk

11. To receive apologies for absence

- Cllrs Ingram, Pepper

12. To receive the minutes of the meeting held on Thursday 21st January 2021 (APPENDIX A)

- Committee resolved to approve the draft minutes for Thursday 21st January and authorised the Chairman to sign the same.

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

- There were none.

14. Public Participation Session

- Cllr Paul Enright-King spoke on Item 15.

15. Planning Application

N/2020/1568 20 Wherside Way, Northampton, NN5 6DU, Change of use from Dwellinghouse (Use Class C3) to House In Multiple Occupation for 5 Occupants (Use Class C4)

It was RESOLVED:

Duston Parish Council objects to this planning application and we share the neighbouring residents and ward councillor concerns.

Parking is a particular concern. There is only one parking space outside this property but if 5 adults move in each with cars then parking will be a particular problem. It would inevitably lead to more parking on Newton Road where buses already struggle to weave through their way through the parked cars.

The quality of wall between these properties is understood to be of poor quality. Excessive noise coming from this HMO would be of real nuisance to the neighbouring properties. Loud music, shouting and televisions can be heard from one property to the next. It is not up to a modern standard.

These building are, in part, of a wooden construction which means fire could spread more easily. So we are concerned with the Health and Safety aspect of this HMO application.

We also understand that these properties have a covenant in them which states "Not to Use the property for the purpose of any trade or business or otherwise than as a private dwellinghouse nor to do anything on the property which may be or become a nuisance injury or annoyance to the owners tenants or occupiers of any adjoining or neighbouring properties." Is this compatible with a HMO?

Finally, this HMO would not be keeping with the area. The neighbouring properties, which are close to a primary school, are largely family dwellings.

APPROVED

