

BOROUGH OF KETTERING

PLANNING COMMITTEE

Meeting held – 4th February 2014

Present: Councillor Lynch (Chair)
Councillors Adams, Bayes, Bellamy, Bishop, Jelley,
Moreton, and Soans

13.PC.64 APOLOGIES

Apologies for absence were received from Councillors George and Freer and it was noted that Councillor Bishop would be acting as substitute.

13.PC.65 DECLARATIONS OF INTEREST

Councillor Bayes declared an interest as a member of Barton Seagrave Parish Council.

Councillor Lynch declared an interest as Ward Councillor.

13.PC.66 MINUTES

RESOLVED that the minutes of the meeting of the Planning Committee held on 6th November 2013 be approved as a correct record and signed by the Chair

***13.PC.67 ITEMS OF URGENT BUSINESS**

None

***13.PC.68 APPLICATION FOR PLANNING PERMISSION**

The Committee considered the following applications for planning permission which were set out in the Head of Development Control's Report and which were supplemented verbally at the meeting. Sixteen speakers attended the meeting and spoke on the application in accordance with the Right to Speak Policy.

The report included details of the application and, where applicable, results of statutory consultations and representations which had been

received from interested bodies and individuals, and the Committee reached the following decisions:-

<u>Proposed Development</u>	<u>Decision</u>
*5.1 Approval of Reserved Matters: Surface water attenuation pond, drainage channels and associated works, with details of Great Crested Newt translocation area at East Kettering Sustainable Urban Extension, East of Kettering for Alledge Brook Ltd Plan No: KET/2013/0781	That the approval of reserved matters be approved subject to the following conditions: -

Speakers:

Kaarin Goodburn attended the meeting as spoke as a third party against the application

Mr Duncan Chadwick, agent for the applicant attended the meeting and spoke on the application

Councillor Phillip Hollobone, Ward Councillor attended the meeting and spoke on the application

1. The development shall be carried out in accordance with the amended Construction Management Plan – Access E, Access F & Attenuation Pond 03/06/07 Reserved Matters Applications Project Ref: 25134/001 Document Ref: *(to be updated at Planning Committee)* received *(also to be updated)*.
2. Prior to the commencement of development an Ecological Construction Management Plan shall be submitted and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved management plan.
3. The development shall be carried out in accordance with the Arboricultural Report – Attenuation Pond, East Kettering – including Draft Arboricultural Method Statement 13-2056/3156/D01/R v2 dated November 2013 received 2nd December 2013.
4. The development shall be carried out in accordance with the Ecology Statement Attenuation Area Ref: 13-1663/3156/D01 V4, dated January 2014, received 27 January 2014.

5. Prior to commencement of development a programme of archaeological mitigation in accordance with the approved Written Scheme of Investigation for the East Kettering site (CgMs May 2012) received 5 September 2012 (pursuant to AOC/0694/0701) shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
6. The development shall be carried out in accordance with the following approved plan: East Kettering Surface Water Attenuation Pond 03/06/07 General Arrangement and Flow Control Details Drawing Number 25134/030/002 Rev B received 2nd December 2013.

(Members voted on the officers' recommendation to approve the application)

(Voted, For 7; Against 0)

<u>Proposed Development</u>	<u>Decision</u>
*5.2 Approval of Conditions 75 (i) of KET/2008/0274 and Condition 46 (i) of KET/2013/0514. Access D Warkton Lane/Deeble Road at East Kettering Sustainable Urban Extension, East of Kettering for Hallam Land Management Ltd Plan No: AOC/0274/0803	That the approval of condition 46 be deferred

Speakers

Kaarin Goodburn attended the meeting and spoke as third party against the application

Councillor Lloyd Bunday, Ward Councillor attended the meeting and spoke on the application

Councillor Phillip Hollobone, Ward Councillor attended the meeting and spoke on the application

Councillor Bishop proposed and Councillor Jelley seconded the motion to defer the application to explore the possibility of bringing the Closure of Warkton Lane forward and demonstrating how this can change the traffic flow.

(Members voted on the motion to defer the application)

(For 4; Against 3)

Proposed Development

Decision

*5.3 All details in respect of KET/2008/0274 for 325 dwellings and related development (off Access D) at East Kettering Sustainable Urban Extension, East of Kettering. Parcels R7, R9 & R10 (Land off Warkton Lane) for BDW Trading Ltd
Plan No: KET/2013/0213

That the application be approved subject to the following conditions, that any minor changes to these conditions be delegated to officers, and for a Section 106 agreement, as set out in Section (n) of this report, be entered into prior to planning permission being released:-

Speakers

Kaarin Goodburn attended the meeting and spoke as a third party against the application

Ken Armstrong attended the meeting and spoke on behalf of the applicant

Councillor Lloyd Bunday, Ward Councillor attended the meeting and spoke on the application

Councillor Phillip Hollobone, Ward Councillor attended the meeting and spoke on the application

1. The development hereby permitted be carried out in accordance with the revised layout plan reference number SM-33-02 AH dated 27.01.14 received 27th January 2014.
2. Prior to the construction of any dwelling a scheme for boundary treatment shall be submitted and approved to the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.
3. The development shall be carried out in accordance with the following amended plans:
 - (i) House Type Portfolio received 4th February 2014
 - (ii) Garage Portfolio received 4th February 2014.
 - (iii) Primary Street Tree Planting reference GL0024_02B received 30th January 2014.
 - (iv) Warkton Gardens/Avenue Park North reference GL002403C received 30th January 2014

- (v) Landscaping Plans 1 to 8 references GL0024_05A, GL0024_06A, GL0024_07A, GL0024_08A, GL0024_09A, GL0024_10A, GL0024_11A and GL0024_12A received 30th January 2014.
 - (vi) Landscaping Protection Plan reference GL0024_01B received 31st January 2014
 - (vii) Materials Plan drawing number SM-33-21H received 30th January 2014
 - (viii) Preliminary Finished Floor Levels drawing number S214_001 Rev A received 31st January 2014
 - (ix) Surface Water Attenuation Pond and Flow Control Details drawing number 25134/030/002 Rev B received 30th January 2014
 - (x) Pump Station Details drawing number S214_013 received 27th March 2013.
 - (xi) Drainage Layout Sheet 1 of 2 drawing number 28135/003 Rev D received 31st January 2014
 - (xi) Drainage Layout Sheet 2 of 2 drawing number 28135/003 Rev D received 31st January 2014
4. Prior to construction of dwellings details of the hard surfacing materials for the streets, footways, cycleways, shared spaces, courtyards, all other areas of public realm and public and private parking areas (on and off-plot) shall be submitted to and approved by the Local Planning Authority. The details shall include a drawing showing the surfacing materials across the site and sample materials. The development shall be carried out in accordance with the approved details.
 5. The footpath connection shown in the north west site corner on the site layout plan drawing number SM-33-02 AH (dated 27.01.14 and received 27th January 2014) adjacent to Plot D42 shall be completed prior to the 100th occupation unless otherwise agreed with the Local Planning Authority.
 6. The area of open space within the development site known as 'Warkton Gardens (North)' shall be completed in accordance with the Warkton Gardens (North), Land East of Kettering Development Brief received by the Local Planning Authority on 7th May 2013 and the Public Art Concept (figure reference GL0024-13) dated 1st May 2013 and received on 7th May 2013. Any revision to the development brief or public art concept shall be submitted to and approved by the Local Planning Authority. Warkton Gardens shall be completed in accordance with any approved revision.
 7. Prior to the 200th occupation the area of open space known as 'Warkton Gardens (North)' shall be completed.
 8. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no enlargement, improvement or alteration permitted by Class A or B of Part 1, Schedule 2 of the Order shall be made on the following plots within the application site as shown on the revised layout plan reference number SM-33-02 AH dated 27.01.14 received 27th January 2014:
 - B16

- B17
- B18
- B19
- B20
- B21
- B22
- B23
- B34

9. Any windows or other openings in the western side elevation (facing toward Warkton Lane) at first or second floor level of Plot B20 shall be obscurely glazed and non-opening and shall permanently retained as such thereafter. No further windows or openings, other than those permitted as part of this reserved matters, shall be made to Plot B20 in this elevation at first or second floor level.
10. Prior to commencement of development within Parcels R7, R9 or R10, a written scheme of investigation setting out the post excavation process and an Assessment Report with respect to the archaeological investigation on site shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
11. The development shall be carried out in accordance with the Ecological Appraisal Rev A, prepared by fpcr and dated September 2013 (received by the Local Planning Authority on 30th September 2013) and the identified recommendations within Section 4 of that report. Any revision to this report shall be submitted to and approved by the local planning authority and the development shall be carried out in accordance with the approved revision.
12. The development shall be carried out in accordance with the Sustainability Report (Issue 03 dated 31st January 2014) received by the Local Planning Authority on 31st January 2014.

INFORMATIVE: Based on the requirements of KET/2013/0514 (varied outline permission for the East Kettering site) the development needs to comply with a number outline planning conditions before works start on site including numbers 22, 27, 28,29, 36, 38, 42, 43, 44.). These conditions need to be discharged before development commences.

(Members voted on the officers' recommendation to approve the application)

(Voted, For 5; Against 2)

Proposed Development

Decision

*5.4 Approval of Conditions 75 (iii) of KET/2008/0274 and Condition 46 (iii) of KET/2013/0514. Access F Barton Road South/Adjacent to A14 Junction 10 at East Kettering Sustainable Urban Extension, East of Kettering for Alledge Brook Ltd
Plan No: AOC/0274/0805

That the interim scheme proposed for Access F is approved and that Condition 75 (iii) of KET/2008/0274 and Condition 46 (iii) of KET/2013/0514 is partially discharged.

Speakers

Kaarin Goodburn attended the meeting and spoke as a third party against the application

Duncan Chadwick, Agent for the applicant attended the meeting and spoke on the application

Councillor Lloyd Bunday, Ward Councillor attended the meeting and spoke on the application

Councillor Phillip Hollobone, Ward Councillor attended the meeting and spoke on the application

(Members voted on the officers' recommendation to approve the application)

(Voted, For 7; Against 0)

Proposed Development

Decision

*5.5 Approval of Reserved Matters: 547 metres of road access to Parcels R22, R23, R24, R25, R26 and E3 (of the East Kettering development) with associated drainage and landscaping (off Access F) at East Kettering Sustainable Urban Extension, East of Kettering for Alledge Brook Ltd
Plan No: KET/2013/0792

That this application be approved subject to the following conditions and that any minor changes to condition wording is delegated to officers:-

Speakers

Kaarin Goodburn attended the meeting and spoke as a third party against the application

Duncan Chadwick, Agent for the applicant attended the meeting and spoke on the application

Councillor Lloyd Bunday, Ward Councillor attended the meeting and spoke on the application

Councillor Phillip Hollobone, Ward Councillor attended the meeting and spoke on the application

1. The development shall be carried out in accordance with the amended Construction Management Plan – Access E, Access F & Attenuation Pond 03/06/07 Reserved Matters Applications Project Ref: 25134/001 Document Ref: *(to be updated at Planning Committee)* received *(also to be updated)*.
2. Prior to the commencement of development an Ecological Construction Management Plan shall be submitted and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved management plan.
3. The development shall be carried out in accordance with the Arboricultural Report, including Draft Arboricultural Method Statement, Ref: 13-2056/3156/D01 V3 dated January 2014 received 27th January 2014.
4. The development shall be carried out in accordance with the Ecology Statement Ref: 13-1665/3156/D01 V4 dated January 2014 received 27th January 2014.

5. Prior to commencement of development a programme of archaeological mitigation in accordance with the approved Written Scheme of Investigation for the East Kettering site (CgMs May 2012) received 5 September 2012 (pursuant to AOC/0694/0701) shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
6. The carriageway, footway, cycleway and kerbs on the Primary Street and Barton Square shall be surfaced in accordance with the materials specification set out at Page 39 of the approved East Kettering Design Code prepared by David Local Associates dated March 2013 and approved by the local planning authority on 26th March 2013.
7. Any street furniture installed shall be in accordance with the street furniture specification at Page 39 of the approved East Kettering Design Code (prepared by David Local Associates dated March 2013 and approved by the local planning authority on 26th March 2013).
8. The development shall be carried out in accordance with the following approved plans:
 - (i) Site Location Plan Drawing Number 25134-020-013C received 27th January 2014.
 - (ii) Planning Boundary Drawing Number 25134/020/001E received 27th January 2014
 - (iii) Access 'F' General Arrangement Drawing Number 25134/020/010F received 27th January 2014
 - (iv) Drainage Layout Sheet 1 of 3 Drawing Number 25134/020/002B received 27th January 2014
 - (v) Drainage Layout Sheet 2 of 3 Drawing Number 25134/020/003B received 27th January 2014
 - (vi) Drainage Layout Sheet 3 of 3 Drawing Number 25134/020/004 received 27th January 2014
 - (vii) Drainage Manhole Details Drawing no. 25134/020/006 Rev A received 16th December 2013
 - (viii) Long Section drawing Number 25134/020/009 Rev A received 16th December 2013.
 - (ix) Landscape Proposals Sheet 1 of 5 Drawing Number CSa/2278/103 Rev A received 27th January 2014.
 - (x) Landscape Proposals Sheet 2 of 5 Drawing Number CSa/2278/104 Rev A received 27th January 2014.
 - (xi) Landscape Proposals Sheet 3 of 5 Drawing Number CSa/2278/105 Rev A received 27th January 2014.
 - (xii) Landscape Proposals Sheet 4 of 5 Drawing Number CSa/2278/106 Rev A received 27th January 2014.

(Members voted on the officers' recommendation to approve the application)

(Voted, For 7; Against 0)

**(The Committee exercised its delegated powers to
act in the matters marked *)*

(The meeting started at 7.00 pm and ended at 9.40 pm)

Signed:
Chair