

BOROUGH OF KETTERING

Committee	Full Planning Committee - 03/06/2014	Item No: 5.2
Report Originator	John Hill Development Officer	Application No: KET/2014/0088
Wards Affected	Barton	
Location	234 Barton Road, Barton Seagrave	
Proposal	Full Application: Change of use from private dwelling to children's residential care home (as described in KET/2014/0088)	
Applicant	Ms D Aplin	

1. PURPOSE OF REPORT

- To describe the above proposals
- To identify and report on the issues arising from it
- To state a recommendation on the application

2. RECOMMENDATION

THE DEVELOPMENT CONTROL MANAGER RECOMMENDS that this application be APPROVED, subject to a S.106 OBLIGATION to provide a staff and visitor travel plan being entered into and completed,

- The travel plan scheme shall be implemented concurrent with the commencement of the use hereby approved and remain in place at all times. It shall include information for visitors on available public transport in recognition of a bus stop being just outside the site.

and to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended) and to prevent an accumulation of unimplemented planning permissions.

2. Prior to the commencement of the use hereby approved the existing parking area at the front of the property shall be extended up to the northern boundary of the site with permeable block paving to match the existing and the existing paved area shall be altered where necessary to ensure all surface water is captured and drained before it runs off the area.

REASON: To safeguard the amenity of the locality in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

3. The dwelling the subject of this permission shall not be used for any purpose other than the specific use decided in the application or as a domestic dwelling.

REASON: To safeguard the amenity of the neighbouring residential properties in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

Officers Report for KET/2014/0088

Addendum Report

This application was considered by the Committee on the 29th April 2014 and the original report is at Appendix 4.

The application was deferred at the meeting following members concerns that the proposed parking arrangements to serve the proposed use, in particular the management thereof, was not sufficiently robust as set out in the Travel Plan submitted with the application. Consequently it was considered the proposed use would likely give rise to periods of congestion, causing potential disruption to the use of the bus lay-by adjoining the site and adversely impact upon the access to the two residential properties to the rear of the site.

The applicant has submitted a revised Travel Plan (Appendix 3), which will be attached to a Section 106 legal agreement if the application is approved. The Travel Plan has been the subject of reconsultation with the Parish Council, local residents and the Highway Authority. The consultations were outstanding at the time the report was finalised and therefore any responses will be provided in the Committee update along with a subsequent recommendation by officers.