

BOROUGH OF KETTERING

PLANNING COMMITTEE

Meeting held – 3rd June 2014

Present: Councillor Maurice Bayes (Chair)

Councillors Linda Adams, David Bishop, Terry Freer,
David Howes, Cliff Moreton and David Soans.

14.PC.01 APOLOGIES

Apologies for absence were received from Councillors Shirley Lynch, Steve Bellamy and Keli Watts. It was noted that Councillor David Bishop was acting as substitute for Councillor Watts.

14.PC.02 DECLARATIONS OF INTEREST

Councillor David Soans declared an interest in item 5.3 as a member of Desborough Town Council

Councillor Cliff Moreton declared an interest in item 5.1 as ward councillor.

***14.PC.03 MINUTES**

RESOLVED that the minutes of the meeting of the Planning Committee held on 29th April 2014 be approved as a correct record and signed by the Chair.

***14.PC.04 ITEMS OF URGENT BUSINESS**

One item of urgent business was presented to the meeting in relation to application KET/2013/0800. This application had previously been before the committee on 8th April 2014, with a decision being taken by members to refuse the application.

The meeting was advised that subsequent to that committee, a decision had been taken not to issue the decision notice. Following

discussion with the Chair of the Planning Committee and the applicant, and in light of concerns raised at the committee meeting and thereafter, the Chair, in conjunction with officers, it was concluded it would be appropriate to bring the item back to committee to rescind the previous decision and in order to hear further evidence relating to the application.

Members were therefore asked whether they wished to rescind the original decision made on 8th April in order to hear the additional evidence relating to the application, or whether to uphold the original decision.

After extensive discussion it was

RESOLVED that the decision made on 8th April 2014 to refuse application KET/2013/0800 be rescinded.

***14.PC.05**

APPLICATIONS 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. Eleven speakers attended the meeting and spoke on applications in accordance with the Right to Speak Policy.

The report included details of applications 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:-

Proposed Development

*5.1 Full Application: Storage of stone for 2 years in conjunction with KET/2010/0469 at Junction 3, A14 (land south of), Rothwell for Rothwell Land Ltd

Plan No: KET/2013/0800

Speaker:

Andrew Bull attended the meeting and spoke on the application as a third party objector.

Lisa Russell attended the meeting and spoke on the application on behalf of Rothwell Town Council.

Sue Chester attended the meeting and spoke on the application on behalf of Orton Parish Meeting.

Stephen Bawtree attended the meeting and spoke on the application as the agent for the applicant.

Councillor Jim Hakewill attended and spoke on the application as Borough councillor.

Councillor Alan Mills attended and spoke on the application as ward councillor.

Decision

That the application be REFUSED for the following reasons: -

The site is located in open countryside and is used for agriculture. Policy 9 of the North Northamptonshire Core Spatial Strategy states that developments will be distributed to strengthen the network of settlements in the area and that new building in the open countryside, outside the Sustainable Urban Extensions will be strictly controlled. Saved Policy 7 of the Local Plan for Kettering, sets out that planning permission for development in the open countryside will not be granted except where otherwise provided for in the plan.

Paragraph 14 of the National Planning Policy Framework (NPPF) identifies three dimensions to sustainable development: an economic role, a social role and an environmental role. The LPA acknowledges the economic and social roles of the development of a truck stop (granted outline planning permission truck stop reference APP/L2820/A/12/2175451 relating to adjoining land and incorporating the current application site) However, the current proposals for the storage of stone for 2 years in conjunction with the outline consent for a truck stop development, do not provide sufficient evidence of a link to the implementation of the consented development.

The environmental role of the site is therefore an overriding planning issue: The environmental and visual impact of the storage would have a detrimental impact on the landscape environment, contrary to the above policies.

(Voting: For 5; Abstention 1)

(Councillor Terry Freer left the meeting at 9.00pm)

5.4 Full Application: Change of use from bakery to betting shop. Installed roller security shutter, 2 no. air conditioning units and 1 no. satellite dish at former Ise Lodge Bakery, 71 St Johns Road, Kettering for Mr P Goodyear of BG Bet.

That the application be APPROVED subject to the following conditions:-

Plan No: KET/2014/0213

Speakers:

Mr C Ward attended the meeting and spoke on the application as a third party objector.

Cllr Phillip Hollobone attended and spoke on the application as ward councillor.

Mr Paul Goodyear attended the meeting and spoke on the application as the applicant.

Rebecca Thurgill attended the meeting and spoke on the application as a third party in favour of the application.

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.
2. The proposed external plant shall be acoustically insulated to a scheme submitted to and approved in writing by the Local Planning Authority before the development commences. The scheme shall ensure that both daytime (07.00 - 22:00) and night time (22:00 - 07:00) background noise levels at the boundary of the site or the nearest noise sensitive dwelling do not increase.
3. No customer shall be admitted to, or allowed to remain on, the premises outside the hours of 07.00 - 22.00 Monday to Sunday, including Bank and Public Holidays.
4. Prior to the commencement of the use hereby approved, a scheme for the storage and collection of waste shall be submitted to and approved in writing by

the Local Planning Authority. These facilities shall be retained at all times thereafter, unless otherwise agreed in writing by the Local Planning Authority.

(Voting: For 6; Against 0)

- 5.5 Full Application: Erection of garage, repairs to front boundary wall and installation of railings and gates at 5-7 Station Road, Kettering for Mr P Chambers
- That the application be APPROVED subject to the following conditions:-

Plan No: KET/2014/0274

Speakers:

None

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.
2. The development hereby permitted shall not be carried out other than in accordance with the approved plans.
3. Notwithstanding the approved plans, no development shall commence on the garage until full details of the types and colours of all external facing and roofing materials to be used, together with samples, have been submitted to and approved in writing by the Local Planning Authority. The details shall include a cross section drawing at a scale of no less than 1:150 which shows the eaves detailing to the provided to the front (northwest) facing elevation of the building. The development shall not be carried out other than in accordance with the approved details.
4. Notwithstanding the approved plans no development shall commence on site until details of the wall, railings and gate materials to be used, including types, colours and finishes, together with samples, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.
5. Any gates provided at the point of access to the site shall be hung so as to open inwards into the site only.

(Voting: for 6; Against 0)

- *5.3 Approval of Reserved Matters: Appearance, landscaping, layout and scale in respect of KET/2012/0528, residential development for up to 165 dwellings, with associated access, public open space and surface water balancing. At Harborough Road (land off), Desborough for Miss E Connolly, Bellway Homes Ltd.
- That the application be APPROVED subject to the following conditions:-

Plan No: KET/2014/0139

Speakers:

Mr Hover attended the meeting and spoke on the application as a third party objector.

1. Contaminated land - where only part d is required. In the event that contamination not previously identified in reports referenced D32009 dated 7th March 2012 by Geodyne and GEG-12-271 dated 8th April 2013 by Geo Environmental Group is found at any time when carrying out the development hereby approved, it must be reported in writing within 1 month to the Local Planning Authority. Works at the site shall cease and an investigation and risk assessment undertaken to assess the nature and extent of the unexpected contamination. A written report of the findings shall be submitted to and approved by the LPA, together with a scheme to remediate, if required, prior to further development on site taking place.
2. 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 additional openings permitted by Schedule 2, Part 1 Classes A or C shall be made in the side elevation or roof plane of plot 1, 15 and 23 or rear elevations of plots 5 to 14 and 16 to 22 as shown on drawing No 56924-101 Rev G.
3. The landing and bathroom windows at first floor level on the side elevation of plot 1 and 23 and rear elevation of plots 5 to 14 and 16 to 22 shall be glazed with obscured glass and thereafter shall be permanently retained in that form.
4. The measures set out in the amended Travel Plan, reference 10168/TP/01 (29/04/2014), shall be implemented in accordance with the detail and phasing set out in the Travel Plan.
5. There shall be no external lighting at the rear car parking court serving plots 7 to 15 other than in accordance with a detailed scheme which shall first have been submitted to and approved in writing by the Local Planning Authority.

6. The dwellings shall be constructed so as to provide the level of sound reduction in accordance with the report 14/0020/R1// Revision 1 dated 3rd March 2014 by Cole Jarman to ensure that the guideline levels set out in British Standard 8233:2014 are complied with. Upon completion of all works and before occupation, a scheme detailing the methodology for monitoring the effectiveness of the sound reduction measures and the competency of the person carrying out the monitoring must be submitted to the local planning authority for approval.
7. No development shall take place until a full surface water drainage scheme for the site, based on the Flood Risk Assessment and Drainage Strategy (February 2014, Rev 1) prepared by Peter Brett Associates, has been submitted to and approved in writing by the local planning authority. The development shall not be carried out other than in accordance with the approved scheme.
8. No development shall commence until details of the proposed windows, including horizontal and vertical sections at a scale of no less than 1:20, details of the materials and colour have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.
9. The development hereby permitted shall not be carried out other than in accordance with the approved plans.
10. No dwelling shall be occupied prior to the provision of its associated bin storage and/or bin collection point as shown on drawing no. 56924-105 Rev. C. The bin storage and bin collection points shall thereafter maintained as approved in perpetuity.
11. No development shall commence until an Estate Street Phasing and Completion Plan has been submitted to and approved in writing by the Local Planning Authority. The Estate Street Phasing and Completion Plan shall set out the development phases and the standards that estate streets serving each phase of the development will be completed. The development shall not be carried out other than in accordance with the approved plans.
12. Prior to commencement of development details of the proposed solar panels, including their locations and a timetable for their installation shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.
13. Prior to the construction of the pump station hereby permitted details including elevations, floorplans, boundary treatments, lighting details, security measures and samples of materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

14. CONDITION RELATING TO BOUNDARY TREATMENT

(Voting: For 6; Against 0)

***14.PC.06 COUNCIL PROCEDURE RULE 10**

At this point in the meeting, in accordance with Council Procedure Rule 10 it was

RESOLVED to continue the meeting past 10pm to allow for completion of business on the agenda.

- *5.2 Full Application: Change of use from private dwelling to children's residential care home (as described in KET/2014/0088) at 234 Barton Road, Barton Seagrave for Ms D Aplin. That the application be APPROVED, subject to a S106 obligation to provide a staff and visitor travel plan being entered into and completed, and the following conditions:-

Plan No: KET/2014/0088

Speakers:

Mr Stone attended the meeting and spoke on the application as a third party objector.

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

(Voting: For 6; Against 0)

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

(The meeting started at 7.00 pm and ended at 10:10pm)

Signed:

Chair

DJP