

Full Planning Committee - 01 July 2014

Agenda Update

5.1 **KET/2014/0098**

116 London Road, Kettering

Refusal reason 2 is to be removed from the recommendation following a consultation response from the Wildlife Trust relating to the submission of the "Nocturnal Emergence and Dawn Re-Entry Bat Surveys", Report Ref. No. RT-MME-116843-01, dated June 2014, as prepared by the Middlemarch consultancy.

The Wildlife Trust has accepted the broad scope and findings of the report subject of the imposition of conditions relating to the specific recommendations as set out as R1 and R2 in Section 6 of the report.

5.2 **KET/2014/0102**

74 Federation Avenue, Desborough

No update

5.3 **KET/2014/0183**

Belgrave Retail Park, Northfield Avenue (land within), Kettering

Architects for the applicant in correspondence dated today comment: Noise assessment took account of all typical garage activities including use of air and power tools, ramps; the presence of a busy road (with the noise the traffic generates) between the site and any neighbouring gardens is noted. They confirm that there is no external lighting proposed; if an occupier found that people were using the court yard as a race track they would seek to gate the site to protect their property and not cause annoyance to neighbours. They have a pre let from a national occupier who has confirmed that no music would be played within the service area.

Two further third party representations have been raised. Their objections raise the following additional points:

- the noise report states that further investigation needs to be done in relation to levels
- request the following amendments, re-orientate the access doors/rotating the plan of the building through 180 degrees and amending opening hours to 9am
- site is designed for retail
- shutter doors should be on the other side of the building to reduce noise/light pollution

Cllr Ellie Manns has asked the Committee to consider the following:

Along with the residents, I have some strong concerns, namely around hours of use and noise levels.

I believe the case officer has recommended that the hours of use be amended to commence at 8am, instead of the proposed 7am. The site backs onto retail units on Northfield Avenue, and also more importantly is very close to residential property in Leicester Close. As the proposed use will be an MOT centre this will include some extremely loud equipment which would have a detrimental impact on the residences of Leicester Close in particular. Northfield Avenue is already a very busy road and increased traffic at either 7am or 8am in the morning will increase traffic backlog, noise and pollution.

I believe the suggestion is for the MOT Centre to have access from the road - if this could be rotated to face the retail units adjacent this could help with traffic trying to turn off Northfield Avenue, and also the noise impact to residents. I understand that the case officer has met with some of the concerned residents and discussed their issues, mainly around noise and times of access. Whilst located on a retail site, the land is exceedingly close to residential property and noise of car equipment will travel, especially at early hours of the morning. Please consider the impacts this application will have on the local residents.

5.4 KET/2014/0201

Barnwell Court, Mawsley

No update

5.5 KET/2014/0249

Teal House, Duck End (land adj), Cranford

No update

5.6 KET/2014/0256

30 Warkton Lane, Kettering

Three further third party representation received which makes the following additional points to those already included within the committee report.

- given lack of public transport, topography and busy roads people will travel by car
- what sanctions are in place if the targets of the travel plan are not met
- Poplars Farm Road is regularly used by lorries and farm vehicles
- double yellow lines on Poplars Farm Road will impact on residents
- amended layout details do not overcome all previous concerns raised

Councillor Hollobone emailed today (01/07/14) that he had objected to the application on 13th May 2014 and to request on behalf of local residents that the application be rejected. He adds whilst not doubting the good intentions of the applicants "a nursery in this location is a recipe for both traffic chaos and danger. The bend in Warkton Lane at this location is notorious for crashes, skids and near misses . . ."

5.7 KET/2014/0260

1 The Lane, Weston by Welland

No update

5.8 **KET/2014/0286**

Croft Barns (land to the rear of), Queen Street, Geddington

No update

5.9 **KET/2014/0298**

28 Brooklyn House, Kingsley Avenue, Kettering

The applicant has provided details of the screening to the balcony. Three options have been proposed; obscure glazed panel (privacy level 5), a mesh panel or a fence panel. The applicants favoured approach is the obscure glazed panel and officers also consider that this is the best option in respect of privacy and visual impact and design. Details of this obscure glazed panel are attached to this update. The panel will be 1800mm in height and 1200mm wide.

The applicant has confirmed that the screen will be secured by means of anchoring the frame to the wall, floor and existing balcony with 'fisher fittings and anchor bolts'.

5.10 **KET/2014/0329**

87 King Street, Kettering

No update