

## Full Planning Committee - 29 July 2014

### Agenda Update

#### 5.1 **KET/2014/0183**

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

Two third party objections received from one objector reiterating previous objections and commenting on the plan showing the building rotated 180 degrees and the supporting information provided by the agent.

Comments include:

Noise generation and impact on neighbouring amenity, noise report "is falsified and figures wildly inaccurate".

Rotated building:

Build the foundation higher to avoid 1 in 100 year flood level.

Re-route existing underground cables at developers expense.

To cite architectural reasons "is farcical".

#### 5.2 **KET/2014/0346**

6 Grasmere Road, Kettering

No further neighbour or consultee responses received to consultations of 15/07/2014 and 16/07/2014.

#### 5.3 **KET/2014/0379**

30-34 Scott Avenue (Land at rear of), Rothwell

Additional consultation responses:

Northamptonshire County Council Archaeology:

Due to some evidence of historical remains in the area request that a condition be attached to any permission requiring that no development takes place until a programme of previously agreed archaeological work has been approved by the local planning authority.

Highway Authority:

Confirm that the bungalows at the sides of the entrance to the drive both have a frontage to Scott Avenue which means that the principle of the proposed development is not objected to. Additionally they state they do have concerns over the length of the proposed private drive with regard to access by emergency and refuse vehicles but do not recommend refusal on this basis.

Ownership of Access Road:

Persimmon Homes have confirmed they own the access road and the adjoining landscape belt. They have not been able to confirm if the applicant has a right of way over it to residential development as opposed to just the use of land as allotments. The applicant considers they do have. However no substantive evidence has been submitted by either party on this issue. If the

recommendation were to approve the application then this matter would have to be investigated further.

Additional submission from applicant responding to the Committee report

This is summarised as follows:

- Refers to previous planning permissions for the existing neighbouring development on what were also former allotments. Perplexed as to why Council treating remaining plots differently.

Officer response - As set out in the report the application site lies outside the Town Inset boundary for Rothwell, the existing neighbouring development is inside.

- Refers to the North Northamptonshire Interim Housing Policy Statement August 2013 as referenced in a recent appeal decision where the Council's 5 year housing land supply position was upheld. Querying this as a reason for refusal.

The application is fundamentally being recommended for refusal because it is contrary to Policy as set out in the report.

- Considers building on the proposed plots could commence immediately if granted planning permission whereas other plots identified would not be available to meet Government housing needs.

Officer response - The sites identified to meet the Council's 5 year housing land supply have been accepted as being capable of being delivered within an acceptable timescale.

- Does not consider the site lies in open countryside and is misleading to Committee. It is a contained area of unproductive land, bounded by built development.

Officer response - As set out in the report the site clearly lies in open countryside for planning purposes.

- Regarding condition 2, stand by the submitted application statement and add that the land will be fully cleared regardless of the planning decision.

Officers response - The second refusal reason is based on the existing site conditions and is considered fully justifiable.

#### 5.4 **KET/2014/0394**

115 Wellington Street, Kettering

No update