

Full Planning Committee - 23 September 2014

Agenda Update

- 5.1 **KET/2013/0837**
Grendon Drive (land off), Barton Seagrave

Relevant Planning History

An appeal was allowed for residential development for Land at 123 Barton Road on 18th May 2006.

- 5.2 **KET/2014/0051**
Lamb And Holmes Solicitors, West Street, Kettering

One further letter of which re-states an objection to the new dwelling (plot 1) to the end of terrace will have a harmful effect on the character and appearance of the conservation area. Given the age of the property it will not be possible to match materials and thereby be detrimental. It is not compliant with policy 13h, i and l. Also, the roof light in the front roof is not in keeping.

The report indicates there was a house there before, but that is not relevant and should be set further back in the plot.

- 5.3 **KET/2014/0300**
9 High Street Newsagents, High Street, Rothwell

No update.

- 5.4 **KET/2014/0382**
Braybrooke Primary School, Church Close, Braybrooke

Members will be aware that the applicant was requested to submit a plan to clarify which trees will be retained. This plan has been submitted and it is recommended that the following condition be applied:

No trees, shrubs or hedges within the site which are shown as being retained on the approved plan SK01 received by the Local Planning Authority on 16/09/2014 shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without the prior written consent of the Local Planning Authority. Any trees, shrubs or hedges removed without such consent, or which die or become severely damaged or seriously diseased within five years from the occupation of any building or the development hereby permitted being brought into use shall be replaced with trees, shrubs or hedge plants of similar size and species until the Local Planning Authority gives written consent to any variation.

REASON: To ensure the continued well being of the trees in the interests of the amenity of the locality in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

It is also recommended that Condition 17 be updated as follows:

The protective measures shown on the approved plan 3431/02/13-2991 received by the Local Planning Authority on 10/06/2014 shall be implemented prior to the commencement of development and shall be retained until the completion of the development. Any land so enclosed shall be kept clear of all materials, machinery and temporary buildings at all times.

REASON: To ensure that the existing trees and hedges are retained and are not damaged during the period of construction and in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

The Wildlife Trust has confirmed that the Bat Survey Report is acceptable and satisfactory and has recommended that a condition be applied requiring the development to be carried out in accordance with the recommendations set out in both the Extended Phase 1 Habitat Survey and the Bat Survey Report. The condition will read as follows:

The development hereby approved shall not be carried out other than in accordance with the recommendations set out in Chapter 7 of the Extended Phase 1 Habitat Survey (Lockhart Garratt, March 2014) received by the Local Planning Authority on 10/06/2014 and in accordance with the recommendations set out in Chapter 6 of the Bat Survey Report (Lockhart Garratt, September 2014) received by the Local Planning Authority on 10/09/2014.

REASON: To conserve and enhance the natural environment in the interests of biodiversity in accordance with policy 11 of the National Planning Policy Framework and policies 5 and 13 (o) of the North Northamptonshire Core Spatial Strategy.

5.5 **KET/2014/0392**
Isham Lodge, Manor Gardens, Pytchley

No update.

5.6 **KET/2014/0403**
22 Edward Road, Kettering

Applicant has confirmed that the first floor accommodation being created will be a bedroom (Officers Report has been written on this assumption).

Amended drawings have been received indicating the presently installed side window (the Application is partially retrospective) will be replaced by a high level window, obscure glazed and fixed shut; and that equally the roof windows will be obscure glazed.

5.7 **KET/2014/0426**
1 The Old Rectory, Station Road, Rushton

No update.

5.8 **KET/2014/0432**

Avondale Junior School, Laburnum Crescent, Kettering

Page 72 (Community Services)

Should read "off site contribution of £66,427 will be required"; with Public Open Space requirement being £627

Page 73 (Local Highway Authority)

The proposed mini roundabout and site access junction are agreed in principle (subject to Section 278 Technical Approval).

A financial contribution of £10,000 towards the provision of cycling facilities to link the site with those existing in Stamford Road is requested.

Page 77 "Removal of existing facilities"

The final sentence here should read "Notwithstanding this, it is considered that requiring an alternative community use for the existing buildings is not essential in view of the Community Centre and Nursery building adjacent the site and which will remain and that the existing facilities have already been satisfactorily replaced elsewhere.

An additional Condition is suggested:-

Condition 14. No dwelling hereby granted shall be occupied until such time as the highway improvement (roundabout) at the junction of Laburnum Crescent with Maple Road has been completed to the satisfaction of the Local Planning Authority, in consultation with the Local Highway Authority.

REASON: In the interests of highway safety in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

5.9 **KET/2014/0453**

42A Skeffington Close, Geddington

No update.

5.10 **KET/2014/0540**

Wold Road (land south of), Burton Latimer

Further Letters received:

Environment Agency

The Environment Agency have removed their objection to the application in favour of a condition for a sustainable drainage.

Environmental Health

Environmental Health raise no objections subject to noise and working conditions.

The Wildlife Trust

Wildlife Trust has no objections subject to conditions with regards to mitigation measures.

CPRE Northants

CPRE Northants have written in objecting to the proposal. They consider that the scheme has a relatively low landscape impact because of the local topography and as it would be in such close proximity to the turbines, which already industrialise the immediate landscape.

They state that one area of CPRE policy that is not adequately addressed is the impact on food security not in accordance with the requirements of NPPF paragraph 112.

Also, the renewable energy benefits claimed in the Environmental Statement do not appear realistic as they would require the scheme to achieve a capacity of approximately 15%. The average capacity factor being achieved in the UK is just over 10%.

The CPRE have included a copy of their policy for information.

East Northamptonshire Council

East Northants Council has no objection to the proposal in principle but recommends that the cumulative impact of the proposals are taken into consideration when considering the visual impact of the development.

Officers Response

The use of agricultural land is already covered in Section 7.0, part 5 of the Officers report and the renewable energy generating capacity in part 10 of the same Section. The CPRE policy has been considered and it raises no new materials planning considerations which are not already covered in the officer's report.

Conditions 8 and 11 have also been amended as follows:

Condition 8

If the solar farm hereby permitted ceases to operate for a continuous period of 6 months then, unless otherwise agreed in writing by the Local Planning Authority, a scheme for the replacement, repair or decommissioning and removal of the panels and any other ancillary equipment, shall be submitted to and agreed in writing by the Local Planning Authority within 3 months of the end of the cessation period. If the operation of the solar farm is to cease, then a scheme shall be submitted to the Local Planning Authority to include details for the restoration of the site. The scheme for either replacement, repair or decommissioning and removal of the panels and any other ancillary equipment shall be implemented within 18 months of the date of its agreement by the Local Planning Authority.

REASON: In recognition of the expected life of the proposal and to prevent an unnecessary impact on the landscape and the surrounding environment in

accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

Condition 11

In the interests of protecting local species and ecology the works shall be carried out in accordance with the following:

Ecological/biodiversity retention, protection, enhancement measures and future management inputs outlined in Chapter 4 of the "Burton Wold Solar Farm - Site A : Environmental Statement", dated August 2014, especially Section 4.1, "Summary" and Section 4.7 "Impact Assessment" parts; Recommendations in respect of Reptiles outlined in Paragraphs 4.5.15 and 4.7.59 of submitted EIA; and Section 4.8 of the submitted EIA.

REASON: In the interests of protecting ecology and biodiversity in accordance with policy 11 of the NPPF and policy 13 of the CSS.

Additional Drainage condition

No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details.

REASON: To prevent the increased risk of flooding, both on and off site in accordance with the NPPF and Policy 13(q) of the Core Strategy for North Northamptonshire.