

Full Planning Committee - 21 October 2014

Agenda Update

- 5.1 **KET/2013/0545**
44 High Street, Broughton

No update.

- 5.2 **KET/2014/0245**
56 Harrington Road, Rothwell

Withdrawn From Agenda.

This application has been withdrawn from the agenda as a consequence of reviewing the facts. Whilst creation of a vehicular access onto a classified road is development, the proposed works to extend the existing dropped kerb and thus widen the vehicle access fall under the direct control of the Highway Authority being works to the adopted highway, i.e. if a request to extend the dropped kerb were made the Highway Authority can take action to determine this as they see fit.

Other works that have taken place, albeit recently, that were detailed on the submitted drawings included the laying of a new hardstanding with means of drainage to the front of the property and the removal of the front boundary wall. However such works are considered to be permitted development not requiring the submission of a planning application.

- 5.3 **KET/2014/0401**
Woodfield Farm, Glendon Road, Rothwell

No update.

- 5.4 **KET/2014/0460**
Garden Centre, Warkton Lane, Kettering

No update.

- 5.5 **KET/2014/0485**
4 Steele Way, Geddington

20.10.14 - Amended Site Plan was received on 20.10.14, and amended elevation and floor plans (drawing no. 562/05E) was received on 09.10.14 to ensure that revised plans accord with each other and seek to address previous objections. Due to the number of amended plans received, a further condition is recommended as follows:

Condition 4:

The development shall not be carried out other than in full accordance with Drawing no. 562/05 E received by the Local Planning Authority on 9th October 2014, and the revised site plan ref KET/2014/0485/4 received by the Local Planning Authority on 20th October 2014, and retained in that form

thereafter.

REASON: In the interests of clarity and to ensure a high standard of design in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

5.6 **KET/2014/0491**

Polwell Lane (land at), Barton Seagrave

The wording of noise condition number 12 has been amended as follows:

Prior to the commencement of development, a scheme shall be submitted and approved in writing by the local planning authority which specifies the provision to be made for the control of noise from the centre, to include any external plant and machinery, and noise from inside the building under expected use. The scheme shall

ensure that the background noise level at the boundary of the site or the nearest noise sensitive dwelling does not increase. The development shall be carried out according to the approved scheme and any changes to the scheme will need prior approval by the local planning authority.

REASON: To protect the amenity of neighbouring properties in accordance with policy 13 of the CSS.

5.7 **KET/2014/0526**

3 Main Street, Loddington

No update.

5.8 **KET/2014/0527**

3 Main Street, Loddington

No update.

5.9 **KET/2014/0549**

182 Nisa Local, Kingsley Avenue, Kettering

Condition 1 to be updated as follows:

Prior to the commencement of the use of the store room hereby approved the wall to the eastern front elevation shall be demolished and rebuilt using materials which match in type, colour and texture those on the existing shop. Samples shall be first 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.

REASON: In the interest of visual amenity in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

Members will be aware that some discrepancies on the accuracy of the submitted plans were identified. Amended plans were sought and are attached to the update. These plans clarify that it is intended to block up the existing window in the rear elevation of the garage which adjoins the boundary with No. 180 Kingsley Avenue. The plans also clarify that at the

boundary with No. 180 the two no. garages will increase in height from 1.7m and 2.1m to 2.6m.

Three further third party representations have also been received in respect of the 3 no. condensing units recently erected at the site. These units have been removed and the applicant has been advised that they require planning permission.

5.10 **KET/2014/0610**
29 Swinburne Close, Kettering

No update