**Full Planning Committee - 07 April 2015**

**Agenda Update**

5.1 & 5.2 **KET/2014/0591 & KET/2014/0592**

 Convent Of Our Lady, Hall Lane, Kettering

**Viability**
The latest full Viability Assessment for the site has been reviewed and officers comments are as follows:
Costs to current landowner (RBS) from distressed sale £2.2 million
Cost of construction/refurbishment of principle Listed Buildings Middlewest and Bryn Hafod £1.93 million
Cost of refurbishment of listed cottages £300, 102
Total cost of bringing buildings back into use In excess of £2.2 million
Current value of site (taking account of cost of saving the Listed Buildings) £1.29 million (nearly £1 million loss to costs incurred before 2013)

The Viability Assessment in March 2015, which includes full detailed costing of renovation of the Listed Buildings for residential use by an expert QS, shows that costs are so high a developer would be unlikely to make any money from refurbishing the listed buildings. As a result, the site would not be deliverable for a developer if required to provide either affordable housing (on or off-site) or other financial planning contributions, apart from money put into saving the Listed Buildings.

In fact the landowner would have to pay a developer to take the site off their hands.
This is not possible given the initial acquisition outlay, and the site would be mothballed indefinitely which would place the Listed Buildings, (already in a terrible state of disrepair) at risk of complete loss.

However, the Viability Assessment (March 2015) has, concluded that if all affordable housing (on or off-site) or other financial planning contributions were waived by the Council, this would result in a significant betterment in the financial circumstances of the site, allowing the site’s value of circa £1.29 million to enable the survival of the listed buildings.. At this rate, a developer would be able to make a competitive return (lower than usual profit) on building the new homes and fully refurbishing the Listed Buildings and selling these on the open market. A percentage of the profit from the new build would be ploughed into the costs of bringing the buildings back into use.

The S106 will therefore cover: -

" Costs of safeguarding the site until it is redeveloped,
" An agreed percentage of value from the new build put into the repair/refurbishment/safeguarding of the Listed Buildings - delivered as new houses are completed and sold

None of the alternative scenarios are viable, if other S106 and affordable housing were to be considered we do not envisage this site being developed in the foreseeable future.
Drainage
An updated drainage report has been received. The final option would be to requisition a new sewer via agreement with Anglian Water.

If any comments are received from Anglian Water requiring further conditions it is recommended that these are added under delegated authority.

Response to Amended Plans consultation
The following statutory consultees have responded to the amended plans (submitted to address levels issues) discussed in the Committee Report, with no objections: -

Anglian Water; (NB: this response is to the amended plans, NOT the Updated Drainage Report referred to above)
English Heritage;
Northamptonshire Police;

5 letters have been received in response to consultation, issues not previously raised by neighbours are detailed below:

1. Object to lack of social/affordable housing on site - this issue is covered in the Committee Report - see item 7 (5) Developer Contributions and the Update above on Viability.

2. A number of letters respond to the Committee Report and do not agree that the extant use of the site as a school means that traffic generated by the proposed use will not be a problem. It is suggested that improvements to the junction of Hall Lane and Northampton Road, in the form of a roundabout, are required.

The County Council as Local Highway Authority have confirmed that based on the extant use of the site (as determined by this Council) as a school; the junctions do not require mitigation. This is because the traffic generated from the housing application is lower than that of a school.
Based on the extant use of the site and the resulting advice from the Local Highway Authority, it is not possible to ask the applicant to carry out (or pay for) works to the junction of Hall Lane/Northampton Road.

For items 5.1 and 5.2 additional conditions are recommended as identified on the attached sheets.

5.3 **KET/2014/0791**

 The Bungalow, Higham Road, Burton Latimer

 An additional email has been received from the neighbouring objector reiterating objections detailed in section 4 of the officer report.

One email of support received which highlights the need for adequate fencing to be secured.

5.4 **KET/2014/0863**

 Burton Wold Farm, Wold Road, Burton Latimer

The comments in the Committee report from The Borough Council of Wellingborough relate to application reference KET/2014/0861 and not this application. The officer apologises for any confusion this has caused. The Borough Council of Wellingborough were consulted with regards to this application but no comments have been received.

Additional comments have been received:

Cranford Parish Council
No objection subject to the sites proximity to the SSSI and a public right of way. The Parish Council accept that although the Community Fund is not part of the planning process, the fund should be directly paid to the Parish Council as the locally elected body and used for the benefit of the parish.

Burton Latimer Town Council
Clarification has been sought from Burton Latimer Town Council with regard to their concerns about the accuracy of the plans. This is in regard to the submitted plans showing the location of new housing development and its proximity to the site.

The Wildlife Trust
State they are disappointed with the proposed ecological enhancements from such a large scale renewable energy generating site but recommend conditions if the LPA are satisfied with the proposed, revised ecological mitigation measures.

Highways Authority
No objection subject to the preservation of visibility splays at the access point. With respect to construction works to be carried out in close proximity to and using Public Rights of Way as access, the developer is required to meet local highways standards.

Amended Plans
The plans have been amended, following comments from the Wildlife Trust. The Wildlife buffer zone adjacent to the SSSI has been increased and now measures over 1.7 hectares. This buffer will enhance the setting to the SSSI and create a larger area for biodiversity benefits. This buffer is in addition to the 4m wide grassland margin will be maintained around the perimeter of the solar farm to buffer adjacent hedgerows, and the 4m buffer in between the panel deployment area and the proposed fencing.

5.5 **KET/2014/0868**

 St Marys C Of E VA Primary School, Fuller Street, Kettering

No update.

 5.6 **KET/2015/0022**

 1 Battle Close, Cranford

No update.

5.7 **KET/2015/0029**

 16 Greening Road, Rothwell

No update.

5.8 **KET/2015/0106**

 3 Garrard Way, Kettering

In response to a Local HIghway Authority request, the applicant has submitted a revised Site Plan (A101.c) that reduces the width of the new pedestrian footpath (to be constructed from Rothwell Road) to 2.5m in the interests of deterring its potential use by vehicular traffic.

Accordingly the wording of the approved plans condition (Condition 2) should be revised to reference the revised plan number (A101.c).

5.9 **KET/2015/0147**

 75-77 Harrington Road (land to rear of), Desborough

A revised Sketch Layout has been received, which depicts the footprint positions of neighbouring residential properties. The approved plans conditon (Condition 4) is to be amended to reference the latest plan number to be approved (KET/2015/0147/3b).

Further correspondence has been received from the objector at No.2 Whitehill Road. It has been commented that it is unclear where the proposed 1.8m close boarded fence shall be situated. Assurances are sought that the existing landscape screening shall be retained and supplemented by the new fencing, which should be erected prior to the commencement of any works on site.

Officer Response: As noted, the site plan references the installation of 1.8m close boarded fencing to the western boundary of the site, the final details of which would be secured via planning condition. Officers have inspected the current screening that is in place to the western boundary of the site. It consists of low-quality specimens that provide a limited visual screen - they do not merit measures to ensure their retention. It is considered that the privacy of occupiers at No.2 Whitehill Road can be adequately safeguarded through appropriate boundary treatment and landscaping schemes to be secured via Conditions 8 and 9 respectively. The boundary treatment to be approved would be required to be installed prior to the first occupation of the development so as to safeguard the amenities of surrounding occupiers.

5.10 **KET/2015/0148**

 37 Cornwall Road, Kettering

 No update.

5.11 **KET/2015/0176**

 Garages And Yard, Howard Street, Kettering

Updated response received from Northamptonshire Highways raising no objection.

One additional objection received opposing the development on the grounds of insufficient parking.