B O R O U G H O F K E T T E R I N G

**PLANNING COMMITTEE**

# Meeting held – 28th July 2015

 **Present:** Councillor David Soans (Chair)

Councillors Linda Adams, Ash Davies, Terry Freer, Cliff Moreton, Mark Rowley, Lesley Thurland and Keli Watts

**15.PC.11 APOLOGIES**

 Apologies for absence were received from Councillor Shirley Lynch

**15.PC.12 DECLARATIONS OF INTEREST**

 Councillor David Soans declared an interest in Item 5.1 as a member of Desborough Town Council.

Councillor Thurland declared an interest in item 5.7 as All Saints Ward Councillor.

Councillor Moreton declared an interest in item 5.2 as Slade Ward Councillor.

**\*15.PC.13 MINUTES**

 **RESOLVED** that the minutes of the meeting of the Planning Committee held on 30th June 2015 be approved as a correct record and signed by the Chair.

\***15.PC.14 ITEMS OF URGENT BUSINESS**

None

**\*15.PC.15 APPLICATIONS FOR PLANNING PERMISSION**

 The Committee considered the following applications for planning permission which were set out in the Head of Development Control’s Report and which were supplemented verbally and in writing at the meeting. Eleven speakers attended the meeting and spoke on applications in accordance with the Right to Speak Policy.

 The report included details of applications and, where applicable, results of statutory consultations and representations which had been received from interested bodies and individuals, and the Committee reached the following decisions:-

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| Proposed Development\*5.1 Full Application with EIA: Solar Park at Eckland Lodge Farm, Desborough Road, Braybrooke for Stuart Howes & Son/Eckland Lodge Business ParkPlan No: KET/2014/06655Speakers:Councillor Alan Matthews attended the meeting and spoke on behalf of Desborough Town CouncilCouncillor Karen Stanley attended the meeting and spoke on behalf of Braybrooke Parish CouncilDaniel Howes, the applicant attended the meeting and spoke on the application  |  | DecisionThe committee considered an application seeking permission for a Solar Park to the south of Eckland Lodge farmhouse in open countryside between Braybrooke and DesboroughAn update was provided which addressed the objections raised by the Wildlife Trust and outlined revisions to the proposed conditions 3,6,10,11,12, 13, 15 and 16.It was agreed that the application be approved subject to the following conditions: - |

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

2. The Local Planning Authority shall be notified in writing of the date when electricity from the development is first supplied to the grid and the development shall be removed from the site following the expiry of 25 years from that date: the solar panels shall be decommissioned and the panels and all related above-ground structures shall be removed from the site. Following the removal of the panels and structures, the land shall be re-instated in accordance with a Decommissioning Method Statement that shall first be submitted for the approval of the Local Planning Authority at least 18 months before the date of the decommissioning of the solar farm. That method statement shall include details of the manner, management and timing of the re-instatement works to be undertaken and shall be accompanied by a Transport Statement. The removal works and the reinstatement of the site shall not be carried out other than in accordance with the approved scheme.

3. The solar panels, inverters and any other associated equipment hereby permitted shall be laid out and constructed as shown on approved plans reference E/DM/14/013 B received on 22 October 2014, E/DM/14/016 received 25 September 2015 and E/DM/14/015 received 25 September 2015. Prior to their installation, exact details of the solar panels specification and colour shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

4. Any lighting associated with the construction, operation or decommissioning of the solar farm shall only be installed and used in accordance with a scheme that has first been submitted to and approved in writing with the local planning authority before the commencement of development.

5. All cabling shall be laid underground in accordance with a scheme to be first submitted to and approved in writing by the Local Planning Authority prior to installation.

6. The switchgear housing buildings shall be built in accordance with plan reference E/DM/14/015 received on 25 September 2015 and be timber clad.

7. 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.

8. No electricity shall be exported to the local grid until details of a scheme, to limit and mitigate any negative impacts from glint and glare has been submitted to and approved in writing by the Local Planning Authority. The panels shall not be operated other than in accordance with the approved details.

9. No development shall take place until a construction traffic management plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include details of: (i) The timetable for works on site; (ii) The routing of vehicles to and from the site; (iii) Temporary warning signage; (iv) Expected levels and timings of development traffic; (v) Measures to control traffic, in and around the site; (vi) All loading and unloading areas which will be used for the delivery or despatch of materials related to the development; (vii) Measures to ensure that delivery vehicles and construction traffic will not park on the county highway for loading, unloading or waiting for site entry; and (viii) details of the location and composition of the onsite track layout. The development shall be carried out in accordance with the approved Construction Traffic Management Plan, or in accordance with any subsequent variation to that plan which has first been submitted to and approved in writing by the Local Planning Authority.

10. The boundary treatment shall be 1200mm high agricultural stock fencing only and located as shown on plans reference E/DM/14/017 and 018 received on 25 September 2015.

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 as outlined within the Turnstone letter dated 12 January 2015 'Comment 7' and in the Ecological Survey Report dated August 2014; and
- Mitigation, enhancement and monitoring measures for Great Crested Newts as outlined on pages 12, 13 and 14 of the submitted Eckland Lodge Business Park Great Crested Newt Survey Report dated July 2015 received on 23 July 2015.

12. No development shall take place until a programme of archaeological work to be implemented in accordance with a written scheme of investigation has been submitted to and approved in writing by the local planning authority. The works shall not be carried out other than in accordance with the approved details.

13. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan showing the existing landscaping to be retained and/or removed and a scheme of soft landscaping works which shall specify species, planting sizes, spacing and numbers of trees and shrubs to be planted, the layout, contouring and surfacing of open space. The works approved shall be carried out in the first planting and seeding seasons following the erection of the first solar panel hereby permitted. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

14. No development shall take place on site until a landscape management plan, including short and long term design objectives, management responsibilities and maintenance schedules for all landscape areas including landscaping to be retained, shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved.

15. Notwithstanding the details shown on the approved plans, prior to the erection of the solar panels hereby approved, details of the CCTV cameras to be erected shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with these approved details.

16. Prior to the installation of the solar panels or any of the associated equipment a scheme for the sowing of the grassland, mix and management shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

17. Prior to the erection of the solar panels hereby approved a scheme for the provision of bird and bat boxes shall be submitted to and approved by the Local Planning Authority. No electricity shall be exported to the grid until the approved scheme has been fully implemented.

*Members voted on the officers’ recommendation to approve the application*

*(Voting, For 7; Against0)*

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| Proposed Development\*5.2 Full Application: Farrier residential training facility and equine hospital at Millwinds, Harrington for Dr John RileyPlan No: KET/2015/0253Speakers:Mrs Sue Jackson-Stops attended the meeting as a third party and spoke against the applicationCouncillor Katherine Cadbury attended the meeting and spoke on behalf of Harrington Parish CouncilNick Marshall attended the meeting and spoke on behalf of the applicantCouncillor James Hakewill attended the meeting and spoke as ward councillor on the application  |  | DecisionThe committee considered an application for a Farrier residential training facility and equine hospital located in open countryside, a short distance outside Harrington.The application had been brought back to committee after it was deferred at the meeting held on 30th June 2015 in order for further information to be supplied by the applicant outlining a business plan for the proposal.Members felt the evidence received by the committee was insufficient to support that supplication and raised concerns regarding the sustainability of the proposal.Other concerns were raised regarding transport sustainability, lack of benefit for the local community and the use of the development if the business failed.It was agreed that the application be refused for the following reasons: - |

Development proposals on the application site are subject to the following approved Development Plan Policies:

North Northamptonshire Core Spatial Strategy (NNCSS) Policies 1, 9, and 13. This site is also covered by saved Local Plan Policy 7 which states that planning permission will not be granted within the open countryside except where otherwise provided in (that) plan.

To strengthen the network of settlements Policy 1 requires that development be principally directed towards the urban core focused on the growth town of Kettering with the smaller market towns providing secondary focal points of development within this urban core. The policy also states that development (which is) adjoining village boundaries will only be justified where it involves the re use of buildings or, in exceptional circumstances, it is can be clearly demonstrated that it is required in order to meet local needs for employment housing or services.

Policy 9 states that development will be distributed to strengthen the network of settlements as set out in Policy 1 and new building development in the open countryside outside of the sustainable urban extensions will be strictly controlled. Preference will be given to locations that are accessible by a choice of means of travel.

Policy 13 requires amongst a number of criteria that development incorporate flexible designs enabling to adapt to future needs and to maintain and improve the provision of accessible local services and community services.

The site lies in open countryside and is not sustainably located. It lies well beyond the nearest village boundary and in the application proposal there has been no clear demonstration of local needs being met. The proposal would not strength the network of settlements. The site is not accessible by a choice of transport options.  The application lacks clear justification for the proposal.

There is recognition by the Local Planning Authority that the character of rural areas be maintained and reinforced.

The proposals would have a harmful impact in the rural area, be contrary to the above policies of the Development Plan and would not be sustainable development.

*Members voted on the officers’ recommendation to approve the application*

*(Voting, For 0; Against 7)*

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| Proposed Development\*5.3 Full Application: Replacement garage to rear at 1 Hawkins Close, Rothwell for Mr A Stirzaker Plan No: KET/2015/0290Speakers:Mr Stirzaker, the applicant attended the meeting and spoke on the application |  | DecisionThe committee received an application seeking to replace the existing wooden garage with a larger garage.Members requested a note be added to the decision notice to make the applicant aware of the legal requirement to get permission for a dropped kerb, to read: -*“The applicant is advised to obtain a section 184 Highway License to drop the kerb via the Northamptonshire County Council website”*It was agreed that the application be approved subject to the following conditions:- |

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

2. The garage hereby permitted shall be constructed of wood and stained with a natural finish, the garage shall be permanently retained in this form.

*Members voted on the officers’ recommendation to approve the application*

*(Voting, For 7; Against 0)*

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| Proposed Development\*5.4 Full Application: Construction of 13 no. industrial units class B1© & B8 at Orion Way, Kettering for Mr J Penman Tungsten Properties LtdPlan No: KET/2015/0377Speakers:None |  | DecisionThe committee received an application which required the committee’s decision because the application required an agreement under s.106An update was provided to the committee which stated the s.106 agreement had been drafted, agreed and signed by the applicantAs a s.106 obligation had been entered in to, it was agreed that the application be approved subject to the following conditions: - |

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

2. Unit N shall be used only for B8 (storage and distribution) use and for no other purpose whatsoever (including any other purpose in Class B of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any statutory instrument revoking and re-enacting that Order with or without modification).

3. Units A, B, C, D, E, F, G, H, J, K, M1 and M2 shall be used only for B1c (any industrial process) and/or B8 (storage or distribution) uses and for no other purpose whatsoever (including any other purpose in Class B of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any statutory instrument revoking and re-enacting that Order with or without modification). The maximum B8 floorspace across those units is 1599.5sqm.

4. No development shall commence on site until details of the types and colours of all external facing and roofing materials to be used, together with samples, including details of the glazed curtain walling have been 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.

5. No development shall take place until a plan prepared to a scale of not less than 1:500 showing details of existing and intended final ground and finished floor levels has been 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.

6. Prior to first occupation of the development a scheme of landscaping which shall specify species, planting sizes, spacing and numbers of trees and shrubs to be planted shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in the first planting and seeding seasons following the occupation of the building, unless these works are carried out earlier. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

7. The development shall achieve a 'Very Good' rating under BREEAM UK New Construction 2014 (or such equivalent standard that replaces this) for the Shell stage. Prior to commencement of works on site, a BREEAM UK New Construction 2014 (or such equivalent standard that replaces this) Shell only pre-assessment report shall be submitted to and approved in writing by the Local Planning Authority to demonstrate how the whole site will achieve a 'Very Good' rating.

 Within 3 months of work starting on site, unless otherwise agreed in writing, a BREEAM UK New Construction 2014 (or such equivalent standard that replaces this) Shell only Interim (Design Stage) Certificate, issued by the Building Research Establishment (BRE), shall be submitted, by the developer, and approved in writing by the Local Planning Authority to show that a minimum 'Very Good' rating will be achieved.

 Prior to first occupation of the building, unless otherwise agreed in writing by the Local Planning Authority, a BREEAM UK New Construction 2014 (or such equivalent standard that replaces this) Shell only Final (Post-Construction) Certificate, issued by the BRE, must be submitted to and approved in writing by the Local Planning Authority to demonstrate that a 'Very Good' rating has been achieved. All the measures implemented shall be retained as approved thereafter.

8. Units N, M1 and M2 shall achieve a 'Very Good' rating under Parts 2, 3 & 4 BREEAM Refurbishment and Fit-out 2014. Prior to commencement of the fit-out of units N, M1 or M2, unless otherwise agreed in writing by the Local Planning Authority, a BREEAM Refurbishment and Fit-out pre-assessment report for parts 2, 3, & 4 for the unit or units, shall be submitted to and approved in writing by the Local Planning Authority to demonstrate how the fit-out elements of the work will achieve a 'Very Good' rating as a minimum. Prior to commencement of the fit-out of the building, unless otherwise agreed in writing by the Local Planning Authority, a BREEAM Refurbishment and Fit-out 2014 Interim (Design Stage) Certificate for Parts 2, 3 & 4, issued by the Building Research Establishment (BRE), must be submitted to and approved in writing by the Local Planning Authority to show that a minimum 'Very Good' rating will be achieved. Within 3 months of first occupation of unit N, M1 or M2, unless otherwise agreed in writing by the Local Planning Authority, a BREEAM Refurbishment and Fit-out 2014 Final (Post-Construction) Certificate for Parts 2, 3 &4, issued by the BRE, shall be submitted to and approved in writing by the Local Planning Authority to demonstrate that a 'Very Good' rating has been achieved. All the measures implemented shall be retained as approved thereafter. Where BREEAM Refurbishment and Fit-out Parts 2, 3 &4 is not being proposed or where a BREEAM 'very good' standard cannot be achieved for the fit-out stage, full justification by way of a detailed viability study should be submitted to and approved in writing by the Local Planning Authority to demonstrate why BREEAM Refurbishment and Fit-out Parts 2, 3 & 4 'Very Good' is not feasible and/or economically viable.

9. Prior to the occupation of each unit, an Occupier's Travel Plan for that unit shall be submitted to and approved in writing by the Local Planning Authority. The Occupier's Travel Plan shall be in accordance with the Green Commuter Plan (Rev A June 2015) received by the Local Planning Authority on 12 June 2015. The development shall be carried out in accordance with the approved Travel Plans.

10. No development shall commence on site until details of the materials to be used for hard and paved surfacing have been submitted to and approved in writing by the Local Planning Authority. The approved surfacing shall be completed before any buildings hereby approved are first occupied.

11. There shall be no external illumination or CCTV on the site at any time other than in accordance with a detailed scheme which shall first have been submitted to and approved in writing by the Local Planning Authority.

12. Prior to commencement of development a Site Specific Waste Audit shall be submitted to the Local Planning Authority. The audit must take the form of a written report (accompanied by layout plans where appropriate) and must include matters (a) to (j) inclusive as listed in paragraph 2.28 of the Northamptonshire County Council Development and Implementation Principles Supplementary Planning Document (September 2011).

13. Prior to commencement of development a Site Specific Waste Management Strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy must take the form of a written report (including accompanying layout and design plans) and address points (a) to (h) inclusive as listed in paragraph 2.52 of the Northamptonshire County Council's Development and Implementation Principles Supplementary Planning Document (September 2011).

14. No part of the development shall be occupied until a scheme for boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of all boundaries plus details of the internal fencing and gates as shown on the approved plans. No unit hereby permitted shall be occupied until the approved scheme has been fully implemented in accordance with the approved details.

15. Prior to commencement of the development a full Construction Traffic management Plan (CTMP) covering the following shall be submitted to and approved in writing by the Local Planning Authority;

a. Detailed work programme / timetable.

b. Site HGV delivery / removal hours to be limited to between 10:00 - 16:00

c. Detailed routeing for demolition, excavation, construction and abnormal loads.

d. Supply of pre-journey information on routeing and site restrictions to contractors, deliveries and visitors.

e. Detailed plan showing the location of on-site stores and facilities including the site compound, contractor & visitor parking and turning as well as un/loading point, turning and queuing for HGVs.

f. Breakdown of number, type, size and weight of vehicles over demolition & construction period.

g. Details of debris management including location of wheel wash, programme to control debris spill/ tracking onto the highway to also include sheeting/sealing of vehicles and dust management.

h. Details of public impact and protection to include road, footway, cycleway and Public Right of Way. Details of TROs and road / footway / cycleway / PRoW closures and re-routeings as well as signage, barriers and remediation.

i. Public liaison position, name, contact details and details of public consultation/liaison.

j. Route details as required covering culverts, waterways, passing places, tracking of bends/junctions and visibility splays.

k. Pre and post works inspection of the highway between points A and B as requested to identify remediation works to be carried out by the developer. Inspections are to be carried out in the presence of a member of the Highway Authorities Inspection team. To also include the removal of TROs, temporary signage, barriers and diversions.

l. Overall strategy for managing environmental impacts which arise during the project.

m. Details of temporary construction accesses and their remediation post project.

n. Noise control methods.

o. Provision for emergency vehicles.

p. Waste audit and scheme for waste minimisation including recycling/disposing of waste resulting from construction works including confirmation of any material exports, routeing and deposition sites.

16. No development shall take place until full details of the surface water drainage scheme for the site, based on the approved Flood Risk Assessment (prepared by Diamond Wood & Shaw Ltd, dated July 2015, revision B, ref 14-12700) received by the Local Planning Authority 15 July 2015, have been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details prior to the construction of any hard standing areas.

 The details of the scheme shall include:

 a) Details (i.e. designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, ACO drains and storage tanks.

 b) Cross sections of the control chambers (including site specific levels mAOD) and manufacturers hydraulic curves should be submitted for all hydrobrakes and other flow control devices.

17. No development shall take place until a detailed scheme for the maintenance and upkeep of every element of the surface water drainage system proposed on the site has been submitted to and approved in writing by the Local Planning Authority and the maintenance plan shall be carried out in full thereafter. This scheme shall include details of any drainage elements that will require replacement within the lifetime of the proposed development.

*Members voted on the officers’ recommendation to approve the application*

*(Voting, For 7; Against 0)*

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| Proposed Development5.5\* Full Application with EIA: Construction of solar photovoltaic PV farm including ancillary access tracks, inverter and transformer stations, substations, cabling, CCTV, fencing and landscaping at Wold Lodge, Burton Wold Farm, Wold Road Burton Latimer, Top Lodge, Burton Wold Farm, Wold Road, Burton Latimer and Burton Spinney, Burton Wold Farm, Wold Road, Burton Latimer for First RenewablePlan No: KET/2015/0421 KET/2015/0422 KET/2015/0423Speakers:None |  | DecisionThe committee received an application for a solar photovoltaic PV farm in Burton Latimer. It was noted that all three applications would be considered together due to changes in the government grant subsidy scheme. The committee heard that significant planting and wildflower meadows underneath the panels would deal with diversity as outlined in National Planning Policy Guidance.It was agreed that the applications be approvedsubject to the following conditions:-  |

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this planning permission.

2. The Local Planning Authority shall be notified in writing of the date when electricity from the development is first supplied to the grid and the development shall be removed from the site following the expiry of 25 years from that date: the solar panels shall be decommissioned and the panels and all related above-ground structures shall be removed from the site. Following the removal of the panels and structures, the land shall be re-instated in accordance with a Decommissioning Method Statement that shall first be submitted for the approval of the Local Planning Authority at least 18 months before the date of the decommissioning of the solar farm. That method statement shall include details of the manner, management and timing of the re-instatement works to be undertaken and shall be accompanied by a Transport Statement. The removal works and the reinstatement of the site shall not be carried out other than in accordance with the approved scheme.

3. Prior to the erection of the solar panels and any other associated equipment exact details of their location, design, specification and colour shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

4. Any lighting associated with the construction, operation or decommissioning of the solar farm shall only be installed and used in accordance with a scheme that has first been submitted to and approved in writing with the local planning authority before the commencement of development.

5. All cabling shall be laid underground in accordance with a scheme to be first submitted to and approved in writing by the Local Planning Authority prior to installation.

6. The substation buildings, hereby permitted, shall not be erected until details of the siting, design, foundations and external materials for the building, and for any associated compound or parking area, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

7. The invertors including any housing equipment, hereby permitted, shall not be erected until details of the siting, design, foundations and external materials, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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.

9. No electricity shall be exported to the local grid until details of a scheme, to limit and mitigate any negative impacts from glint and glare has been submitted to and approved in writing by the Local Planning Authority. The panels shall not be operated other than in accordance with the approved details.

10. No development shall take place until a construction traffic management plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include details of: (i) The timetable for works on site; (ii) The routing of vehicles to and from the site; (iii) Temporary warning signage; (iv) Expected levels and timings of development traffic; (v) Measures to control traffic, in and around the site; (vi) All loading and unloading areas which will be used for the delivery or despatch of materials related to the development; (vii) Measures to ensure that delivery vehicles and construction traffic will not park on the county highway for loading, unloading or waiting for site entry; and (viii) details of the location and composition of the onsite track layout. The development shall be carried out in accordance with the approved Construction Traffic Management Plan, or in accordance with any subsequent variation to that plan which has first been submitted to and approved in writing by the Local Planning Authority.

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 'Environmental Statement', dated May 2015, including Section 4.8, 'Impact Assessment' and Section 4.9 'Ecological Enhancement Opportunities'

- A comprehensive Ecological/Biodiversity Management Plan shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

12. No development shall take place until details of investigative archaeological works, to be undertaken on the site including a geophysical survey and trial trenching, have been submitted to and approved in writing by the Local Planning Authority. Those works shall be carried out as approved and the findings, together with details of any measures designed to protect archaeological remains, shall be reported to the Local Planning Authority within 3 months of completion of the investigative works. No development shall take place until the Local Planning Authority has given its written approval to the report and to any protective measures that it identifies for archaeological remains of significance. Protective measures shall be implemented in accordance with the approved details.

13. In relation to the construction of the development hereby permitted; no machinery shall be operated, no process shall be carried out and no construction traffic shall enter or leave the site outside the hours of 07.30 - 18.00 Monday to Friday, nor outside the hours of 08.00 - 12.00 on Saturdays, nor at any time on Sundays or Bank Holidays unless first approved in writing by the Local Planning Authority.

14. Prior to the installation of the solar panels a plan showing the existing landscaping to be retained and/or removed and a scheme of soft landscaping works which shall specify species, planting sizes, spacing and numbers of trees and shrubs to be planted, the layout, contouring and surfacing of open space shall be submitted to and approved in writing by the Local Planning Authority. The works approved shall be carried out in the first planting and seeding seasons following the erection of the first solar panel hereby permitted. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

15. Prior to the installation of the solar panels a landscape management plan, including short and long term design objectives, management responsibilities and maintenance schedules for all landscape areas including landscaping to be retained, shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved.

16. Prior to the installation of the Solar Panels a scheme for boundary treatment shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with these approved details.

17. Prior to the installation of the solar panels, a scheme detailing the security measures/standards to be incorporated within the development at construction and operation stage with reference to secure standards shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with these approved details.

18. Prior to the installation of the solar panels or any of the associated equipment a scheme for the sowing of the grassland, mix and management shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

19. The development shall be carried out in accordance with the mitigation measures as outlined in section 7.2 of the Hayes McKenzie noise report HM:2862/R02 dated 14th July 2015.

20. Prior to construction a phasing programme for the development of the site shall be 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 phasing programme.

21. 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.

*Members voted on the officers’ recommendation to approve the applications*

*KET/2015/0421*

*(Voting, For 7; Against 0)*

*KET/2015/0422*

*(Voting, For 7; Against 0)*

*KET/2015/0423*

*(Voting, For 7; Against 0)*

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| Proposed Development\*5.6 Full Application with EIA: Construction of solar photovoltaic farm including ancillary access tracks, fencing, inverter and transformer stations, substations, cabling, CCTV and landscaping at Windmill Farm, Wold Road, Burton Latimer, Bryant Field, Wold Road, Burton Latimer, Latimer Solar Park, Wold Road, Burton Latimer and Wold Cottage Farm, Wold Road, Burton LatimerPlan No: KET/2015/0438 KET/2015/0440 KET/2015/0445 KET/2015/0446Speakers:Brian Skittral attended the meeting as a third party and spoke against the application |  | DecisionThe committee received an application for the construction of a solar photovoltaic farm relating to four sites at Wold Road, Burton LatimerMembers were provided with an update which outlined comments received from Cranford Parish Council and CPRE. After reviewing the applicant's submitted Flood Risk Assessment document, the Lead Local Flood Authority removed their objection subject to conditions with regards to surface water drainage and a site layout plan to be submitted and approved.Members requested that a note be added to the permission to submit details of the cleaning regime for the panels, to read: -*The details of the “self- cleaning” of the panels are to be included in the details of the panels which are to be submitted for approval pursuant to condition(s)*It was agreed the application be approved subject to the following conditions: - |

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this planning permission.

2. The Local Planning Authority shall be notified in writing of the date when electricity from the development is first supplied to the grid and the development shall be removed from the site following the expiry of 25 years from that date: the solar panels shall be decommissioned and the panels and all related above-ground structures shall be removed from the site. Following the removal of the panels and structures, the land shall be re-instated in accordance with a Decommissioning Method Statement that shall first be submitted for the approval of the Local Planning Authority at least 18 months before the date of the decommissioning of the solar farm. That method statement shall include details of the manner, management and timing of the re-instatement works to be undertaken and shall be accompanied by a Transport Statement. The removal works and the reinstatement of the site shall not be carried out other than in accordance with the approved scheme.

3. Prior to the erection of the solar panels and any other associated equipment exact details of their location, design, specification and colour shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

4. Any lighting associated with the construction, operation or decommissioning of the solar farm shall only be installed and used in accordance with a scheme that has first been submitted to and approved in writing with the local planning authority before the commencement of development.

5. All cabling shall be laid underground in accordance with a scheme to be first submitted to and approved in writing by the Local Planning Authority prior to installation.

6. The substation buildings, hereby permitted, shall not be erected until details of the siting, design, foundations and external materials for the building, and for any associated compound or parking area, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

7. The invertors including any housing equipment, hereby permitted, shall not be erected until details of the siting, design, foundations and external materials, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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.

9. No electricity shall be exported to the local grid until details of a scheme, to limit and mitigate any negative impacts from glint and glare has been submitted to and approved in writing by the Local Planning Authority. The panels shall not be operated other than in accordance with the approved details.

10. No development shall take place until a construction traffic management plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include details of: (i) The timetable for works on site; (ii) The routing of vehicles to and from the site; (iii) Temporary warning signage; (iv) Expected levels and timings of development traffic; (v) Measures to control traffic, in and around the site; (vi) All loading and unloading areas which will be used for the delivery or despatch of materials related to the development; (vii) Measures to ensure that delivery vehicles and construction traffic will not park on the county highway for loading, unloading or waiting for site entry; and (viii) details of the location and composition of the onsite track layout. The development shall be carried out in accordance with the approved Construction Traffic Management Plan, or in accordance with any subsequent variation to that plan which has first been submitted to and approved in writing by the Local Planning Authority.

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 'Environmental Statement', dated May 2015, including Section 4.7, 'Impact Assessment' and Section 4.8 'Ecological Enhancement Opportunities'

 - A Ecological/Biodiversity Management Plan shall be submitted to and approved in writing by the local planning authority prior to the commencement of development.

12. No development shall take place until details of investigative archaeological works, to be undertaken on the site including a geophysical survey and trial trenching, have been submitted to and approved in writing by the Local Planning Authority. Those works shall be carried out as approved and the findings, together with details of any measures designed to protect archaeological remains, shall be reported to the Local Planning Authority within 3 months of completion of the investigative works. No development shall take place until the Local Planning Authority has given its written approval to the report and to any protective measures that it identifies for archaeological remains of significance. Protective measures shall be implemented in accordance with the approved details.

13. In relation to the construction of the development hereby permitted; no machinery shall be operated, no process shall be carried out and no construction traffic shall enter or leave the site outside the hours of 07.30 - 18.00 Monday to Friday, nor outside the hours of 08.00 - 12.00 on Saturdays, nor at any time on Sundays or Bank Holidays unless first approved in writing by the Local Planning Authority.

14. Prior to the installation of the solar panels a plan showing the existing landscaping to be retained and/or removed and a scheme of soft landscaping works which shall specify species, planting sizes, spacing and numbers of trees and shrubs to be planted, the layout, contouring and surfacing of open space shall be submitted to and approved in writing by the Local Planning Authority. The works approved shall be carried out in the first planting and seeding seasons following the erection of the first solar panel hereby permitted. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

15. Prior to the installation of the Solar Panels a landscape management plan, including short and long term design objectives, management responsibilities and maintenance schedules for all landscape areas including landscaping to be retained, shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved.

16. Prior to the installation of the Solar Panels a scheme for boundary treatment shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with these approved details.

17. Prior to the installation of the Solar Panels, a scheme detailing the security measures/standards to be incorporated within the development at construction and operation stage with reference to secure standards shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with these approved details.

18. Prior to the installation of the solar panels or any of the associated equipment a scheme for the sowing of the grassland, mix and management shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

19. The development shall be carried out in accordance with the mitigation measures as outlined in section 7.2 of the Hayes McKenzie noise report HM:2862/R1 dated 17th July 2014.

20. Prior to construction a phasing programme for the development of the site shall be 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 phasing programme.

21. 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.

*Members voted on the officers’ recommendation to approve the applications*

*KET/2015/0438*

*(Voting, For 7; Against 0)*

*KET/2015/0440*

*(Voting, For 7; Against 0)*

*KET/2015/0445*

*(Voting, For 7; Against 0)*

*KET/2015/0446*

*(Voting, For 7; Against 0)*

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| Proposed Development\*5.8 Full Application: Change of use of existing stables and manege from private use to riding school. Improvements to existing vehicular access from New Road and car park at Croft Barns 14A Queen Street, Geddington for Ms D Holland  Plan No: KET/2015/0484Speakers:Karen Martin-Hall attended the meeting as a third party and spoke for the applicationGareth Thomas, the applicant attended the meeting and spoke on the application |  | DecisionThe committee received an application seeking to change the use of an existing site from personal use as a stable/paddock and manege to a riding school.It was agreed that the application be approved subject to the following conditions: - |

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

2. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details shown on drawing numbers 1521-100 and 1521-101A.

3. There shall be no external illumination on the site at any time other than in accordance with a detailed scheme which shall first have been submitted to and approved in writing by the Local Planning Authority.

4. Before the use hereby permitted first commences, space for the loading, unloading parking and manoeuvring of vehicles shall be provided within the site in accordance with the approved plans and shall thereafter be retained and kept available for such purposes.

5. The horse-riding school hereby permitted shall not be carried out other than in accordance with the details as outlined in the submitted 'Planning Statement' dated 15th June 2015.

*Members voted on the officers’ recommendation to approve the application*

*(Voting, For 7; Against 0)*

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| Proposed Development\*5.7 Full Application: 1 no. dwelling at 79 Beatrice Road, Kettering for Mr D Gaunt Plan No: KET/2015/0465Speakers:None |  | DecisionThe committee received an application seeking permission for one single story dwelling with on-site parking.An update was provided to members which stated that Environmental Health confirmed that Parts A and B of Condition 4 (Land Contamination) were not considered necessary, on the basis of the Geoenviornmental Investigation Report submitted under AOC/0388/1101 for KET/2012/0336. As such Parts A and B of this condition were removed.It was agreed that application be approved subject to the following conditions:- |

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

2. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details shown on drawing numbers 3226-1, 3226-2, 3226-3, 3226-4, 3226-5.

3. The garden building hereby permitted shall be only for purposes incidental to the enjoyment of the dwellinghouse as such.

4. The development shall be carried out in accordance with the Geoenvironmental Investigation submitted to the authority on 11/04/2012 under AOC/0388/1101 in relation to application KET/2012/0336, unless otherwise agreed in writing with the Local Planning Authority.

Implementation of the Approved Remediation Scheme

Furthermore, the approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reporting of Unexpected Contamination

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out until a remediation strategy has been submitted to and approved in writing by the Local Planning Authority which details how this unsuspected contamination shall be dealt with.  The remediation strategy shall be implemented as approved and following completion of the remediation a verification report shall be submitted to and approved by the Local Planning Authority.

5. No development shall take place within the site until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

6. The development hereby approved shall be constructed using the following external facing and roofing materials:

Walls - Ibstock Ivanhoe Cottage Blend Facing Brick.

Roof - Redland DuoPlain Charcoal Gray(77) concrete roof tile.

Windows - Rehau S706 70mm Edge Internally beaded sculptured sash windows.

Doors - Rehau S706 70mm Residential Doors.

French Doors - Rehau S706 70mm French Doors.

Or in accordance with an alternative scheme to be first submitted to and approved in writing by the Local Planning Authority.

7. The landscaping, boundary treatment and soakaway drainage system of the development hereby permitted shall not be carried out other than in accordance with the approved plan reference 3226-3 received 10/06/2015.

8. The development shall not be carried out other than in accordance with the submitted Sustainability Appraisal and Energy Statement dated 8 June 2015 reference 3226/SDS/1 received by the Local Planning Authority on 10 June 2015.

9. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no building, structure or other alteration permitted by Classes A, B, C or D of Part 1 of Schedule 2 of the Order shall be made to the dwelling hereby permitted.

*Members voted on the officers’ recommendation to approve the application*

*(Voting, For 7; Against 0)*

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| Proposed Development\*5.9 Full Application: First floor rear extension and insertion of first floor window to side elevation at 11 Bridle Road, Burton Latimer for Mr L Reynolds Plan No: KET/2015/0492Speakers:None |  | DecisionThe committee received an application seeking permission for a first floor rear extension.It was agreed that the application be approved subject to the following conditions:- |

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

2. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match, in type, colour and texture, those on the existing building.

3. The window at first floor level on the south east elevation shall be glazed with obscured glass and any portion of the window that is within 1.7m of the floor of the room where the window is installed shall be non openable. The window shall thereafter be maintained in that form.

4. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no additional openings permitted by Schedule 2, Part 1 Classes A or C shall be made in the north west elevation of the first floor extension hereby permitted.

 *Members voted on the officers’ recommendation to approve the application*

*(Voting, For 7; Against 0)*

**15.PC.16 ENFORCEMENT ACTION MONITORING**

A report was submitted to present to the committee a report on enforcement monitoring, covering the period of 1st April 2015 to 30th June 2015.

The report was noted by members.

*\*(The Committee exercised its delegated powers to*

*act in the matters marked \*)*

*(The meeting started at 7.00pm and ended at 9.20pm)*

Signed: ..........................................................

Chair