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

**PLANNING COMMITTEE**

# Meeting held – 25th August 2015

**Present:** Councillor Shirley Lynch (Chair)

Councillors Linda Adams, Ash Davies, Mark Rowley, Jan Smith, David Soans, Lesley Thurland and Keli Watts

**15.PC.17 APOLOGIES**

Apologies for absence were received from Councillor Terry Freer. It was noted that Councillor Jan Smith was acting as a substitute.

**15.PC.18 DECLARATIONS OF INTEREST**

Councillor Thurland declared an interest in item 5.3 as All Saints Ward Councillor.

Councillor Soans declared an interest in items 5.4 and 5.6 as a Desborough Town Councillor.

**\*15.PC.19 MINUTES**

**RESOLVED** that the minutes of the meetings of the Planning Committee held on 22nd and 28th July 2015 be approved as a correct record and signed by the Chair.

\***15.PC.20 ITEMS OF URGENT BUSINESS**

None.

**\*15.PC.21 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. Six 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:-

|  |  |  |
| --- | --- | --- |
| Proposed Development \*5.1 Non-Material Amendment: KET/2013/0695 (Outline for 5500 dwellings and related development) to remove Parcel PS4 in respect of occupancy prior to the completion of Access E from Condition 44 (ii) at East Kettering Development – Primary School, Cranford Road (land off), Barton Seagrave for Alledge Brook LLP  Application No: KET/2015/0611  Speakers:  None |  | Decision The committee considered an application for a non-material amendment following approval of outline planning permission.  An update was provided which advised the Committee that a revised technical report from PBA had been submitted, which brought the plan detail within it in line with the latest proposals for the Cranford Road 278 highways technical application. It was noted that this addressed NCC Highway comments.  It was **RESOLVED** that the application be approved |

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

*(Voting, For 7; Against 0)*

|  |  |  |
| --- | --- | --- |
| Proposed Development \*5.2 S.73 Application: Variation of Conditions 4, 13 and 16 of KET/2014/0120 in relation to phasing plans and highways works at Polwell Lane (land west of), Barton Seagrave for Redrow Homes South Midlands  Application No: KET/2015/0120  Speakers:  None. |  | Decision The application had been submitted to the Committee because the application required a deed of variation, which had been agreed between Redrow Homes and the Local Planning Authority.  It was **RESOLVED** that the application be approved, subject to a S.106 Obligation being entered into, and to the following conditions:- |

1. The Finished Floor Levels for Phases 1, 3 and 4 shall be carried out in accordance with the following approved plans unless alternative finished floor levels plans are submitted to and approved in writing by the Local Planning Authority:

Phase 1 - Section 38 Onsite Works General Arrangement (Sheet 1 of 4) - drawing number 10080/HL/150 Rev G received 7 November 2012, approved under application ref. no. AOC/0785/0810.

Phase 3 - Drawing numbers 12-0456/INF/305 Rev P3, 12-0456/INF/306 Rev P3, 12-0456/INF/307 Rev P2 and 12-0456/INF/308 Rev P2 received on 22/04/2015 approved under application ref. no. AOC/0120/1402.

Phase 4 - External Setting Out Coordinates reference 12-0456/INF/487 P1 (Sheet 1), 12-0456/INF/488 P1 (Sheet 2), 12-0456/INF/489 P1 (Sheet 3) and 12-0456/INF/490 P1 (Sheet 4) received 28 November 2013, approved under application ref. no. AOC/0785/0811.

The development shall not be carried out other than in accordance with the approved finished floor levels plans.

2. The development shall be carried out in accordance with the approved Design Code dated April 2011 received 28.04.11. Any proposed revisions to the approved Design Code shall be submitted to and approved in writing by the Local Planning Authority.

3. The development shall be limited to a maximum of 450 dwellings.

4. Development shall be carried out in accordance with the approved comprehensive layout and phasing plan reference PHP-02 Rev A received 25 January 2012 (approved under application ref. no. AOC/0785/0805), Castle Fields Barton Seagrave Development Programme received 23 January 2012 (approved under application ref. no. AOC/0785/0805) and the Barton Seagrave Off-site Highway Works Phasing Programme Revision F received 13th August 2015 or in accordance with an alternative layout and phasing programme which shall first be submitted and approved in writing by the Local Planning Authority. Any revised comprehensive layout plan and phasing programme shall include:

i. Phasing of the dwelling construction and predicted occupation;

ii. Timing of off-site highway works (approved works identified in condition 13), pedestrian, cycle and emergency vehicle linkages and vehicular access points (primary and secondary) shown on the Development Framework Plan (received 25 February 2009);

iii. Public Open Space;

iv. Hydrological Attenuation Feature (HAF);

v. Sustainable Urban Drainage Systems (SUDS);

vi. Green corridors;

vii. Renewable/low-carbon energy infrastructure; and

viii. Community Centre.

The development shall not be carried out other than in accordance with the approved comprehensive layout plan and phasing programme.

.

5. The long-term management of the Site of Special Scientific Interest (SSSI), Hydrological Attenuation Feature (HAF), Sustainable Urban Drainage Systems (SUDS), and the two site areas identified as 'A' and 'B' on Drawing 434.2/31B HDA 2 - Management Strategy Masterplan shall be carried out in accordance with the approved Landscape and Nature Conservation Management Plan ref: 434.1 received 23 April 2012, approved under application ref. no. AOC/0785/0806, or in accordance with an alternative strategy which shall first be submitted to and approved in writing by the Local Planning Authority. The management plan shall include management regimes, implementation and monitoring programmes (which shall include an Ecological Clerk of Works) and shall accord with the 'Outline Landscape and Wildlife Conservation Management Strategy' (received 9 September 2008). The Management Plan shall be fully implemented as approved.

6. The Hydrological Attenuation Feature (HAF) and Sustainable Urban Drainage Systems (SUDS) shall be constructed in accordance with the approved Construction Method Statement Rev C. HDA ref: 434.1 received 14 May 2012, approved under application ref. no. AOC/0785/0806 and the Method Statement for Hydrological Attenuation Feature (HAF) and Sustainable Urban Drainage System (SUDS) Rev C received 29 October 2013, approved under application ref. no. AOC/0785/0806, or in accordance with an alternative methodology which shall first be submitted to and approved in writing by the Local Planning Authority. The HAF and SUDS shall only be constructed in accordance with the approved details. These works shall be completed prior to the occupation of any of the dwellings hereby approved.

7. There shall be no external illumination on the site other than in accordance with details which shall first have been submitted to and approved in writing by the

8. No dwelling shall be occupied until its designated car parking spaces and in the case of flats, its covered cycle store(s) have been provided and constructed ready for use in accordance with details that shall have been submitted to and approved in writing by the Local Planning Authority. The cycle stores shall thereafter be retained for the storage of cycles only.

9. The provision of mains foul water drainage on and off site shall be carried out in accordance with the following approved details:

Foul Water Manhole Schedule drawing number 12-0456/INF/08 P8

Storm Water Manhole Schedule drawing number 12-0456/INF/09 P9

Adoptable Road and Drainage Long Sections drawing number 12-0456/INF/20 P5

Adoptable Road and Drainage Long Sections drawing number 12-0456/INF/21 P6

Adoptable Road and Drainage Long Sections drawing number 12-0456/INF/22 P6

Adoptable Drainage Long Sections drawing number 12-0456/INF/23 P8

Adoptable Drainage Long Sections drawing number 12-0456/INF/24 P6

Adoptable Drainage Construction Details drawing number 12-0456/INF/30 P1

Adoptable Drainage Construction Details drawing number 12-0456/INF/31 P3

Adoptable Drainage Layout Section 104 Plan drawing number 12-0456/INF/62 P4

Adoptable Drainage Layout Section 104 Plan drawing number 12-0456/INF/63 P4

Adoptable Drainage Layout Section 104 Plan drawing number 12-0456/INF/64 P5

Adoptable Drainage Layout Section 104 Plan drawing number 12-0456/INF/65 P3

Adoptable Drainage Layout Section 104 Plan drawing number 12-0456/INF/66 P3

Adoptable Drainage Layout Section 104 Plan drawing number 12-0456/INF/67 P3

Adoptable Drainage Layout Section 104 Plan drawing number 12-0456/INF/68 P3

all received 4 September 2013, approved under application ref. no. AOC/0785/0809, or in accordance with an alternative scheme which shall first be submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the scheme is carried out and operational in accordance with the approved scheme.

10. The development shall be carried out in accordance with the following details:

Stage Two Flood Risk Assessment (and appendices) ref: 10080/FRA/02 received 23 April 2012, approved under application ref. no. AOC/0785/0806.

Channel Construction Details drawing number 10080/SD/192 Rev A received 23 April 2012, approved under application ref. no. AOC/0785/0806.

Drainage Construction Details drawing number 10080/SD/193 received 23 April 2012, approved under application ref. no. AOC/0785/0806.

Drainage Channel Cross Sections drawing number 10080/DR/520 Rev C received 23 April 2012, approved under application ref. no. AOC/0785/0806.

Drainage Channel Longitudinal Section drawing number 10080/DR/521 Rev B received 23 April 2012, approved under application ref. no. AOC/0785/0806.

Drainage Attenuation Pond Plan and Longitudinal Section drawing number 10080/DR/523 received 23 April 2012, approved under application ref. no. AOC/0785/0806.

Drainage Attenuation Pond Cross Sections drawing number 10080/DR/524 received 23 April 2012, approved under application ref. no. AOC/0785/0806.

Storm Sewer Layout General Arrangement drawing number 10080/DR/592 Rev B received 23 April 2012, approved under application ref. no. AOC/0785/0806.

Networks 1-6 and HAF Summaries received 23 April 2012, approved under application ref. no. AOC/0785/0806.

Existing Network 7 Summary received 23 April 2012, approved under application ref. no. AOC/0785/0806.

Hydro-Brake Details dated 13 June 2012, approved under application ref. no. AOC/0785/0806.

or in accordance with an alternative Stage 2 FRA which shall first be submitted to and approved in writing by the Local Planning Authority. The approved mitigation measures shall be implemented prior to commencement of development and shall be retained thereafter.

11. Prior to occupation of the flats the approved refuse storage and collection point shown on Drawing Number: Refuse 01 received 4th June 2015, approved under application ref. no. AOC/0120/1403, shall be provided and retained as approved thereafter.

12. Prior to first occupation of any of the dwellings within Phase Three or Phase Four of the development, as shown on the approved phasing plan reference PHP-02 Rev A received 25/01/2012, the Gotch Road traffic calming shall be carried out in accordance with the following approved details: Consultation on Gotch Road Area Traffic Calming Measures: Statement of Community Involvement 7 November 2012, approved under application ref. no. AOC/0785/0809 Gotch Road Traffic Calming Plan drawing number 2761/GRTC PLAN1 received 17 August 2012, approved under application ref. no. AOC/0785/0809 or in accordance with an alternative scheme which shall first be submitted to and approved in writing by the Local Planning Authority. The approved Gotch Road area traffic calming scheme shall be fully implemented.

13. Off-site highway works shall be completed in accordance with the following drawings and the Off-Site Highway Phasing Programme (Revision F) approved under condition 4 of this permission:

Polwell Lane/Altendiez Way Junction Improvements General Arrangement Sheet 1 of 1 VD12098-007-D100-01 Rev A received 3rd August 2015.

Barton Road/Woodland Avenue Signalised Junction General Arrangement Sheet 1 of 1 VD12098-005-D100-01 Rev G received 3rd August 2015.

Polwell Lane/Station Road Junction Improvements General Arrangement Sheet 1 of 1 VD12098-008-D100-01 Rev B received 3rd August 2015.

Barton Road/St. Botolphs Signalised Junction General Arrangement Sheet 1 of 1 VD12098-003-D100-01 Rev G received 3rd August 2015.

Barton Road Traffic Calming General Arrangement Drawing Numbers VD12098-001-D100-01 Rev D Sheet 1 of 4, VD12098-001-D100-02 Rev D Sheet 2 of 4, VD12098-001-D100-03 Rev D Sheet 3 of 4 and VD12098-001-D100-04 Rev D Sheet 4 of 4 received 3rd August 2015.

Polwell Lane Toucan Crossing General Arrangement VD12098-006-D100-01 Rev C Sheet 1 of 1 received 3rd August 2015.

Tactile Paving Installation drawing number 1275/HC/01 Rev C received 4th August 2015.

Sherwood Drive Path drawing number RRH513 FP2 Rev A received 4th August 2015.

Brington Drive Path drawing number RRH513 FP4 Rev A received 4th August 2015.

Creighton Crescent Footpath drawing number RRH513 FP7 Rev A received 4th August 2015.

St. Botolphs Road Footpath drawing number RRH513 FP8 Rev A received 4th August 2015.

Barton Road Link drawing number RRH513 FP9 Rev A received 4th August 2015.

or in accordance with alternative drawings which shall first be submitted to and approved in writing by the Local Planning Authority and shall include full engineering drawings, drainage, signal and constructional details in accordance with the approved Phasing Programme. The works shall be carried out in accordance with the approved drawings and approved phasing programme identified in condition 4.

14. The site access junction as shown on drawing number 1275/HL/01 Rev E (received 9 April 2009) shall be retained as constructed.

15. The Denford Drive access link shall be constructed in accordance with approved drawing number 10080-HL-170 Rev A received 13 May 2011, approved under application ref. no. AOC/0785/0807, or in accordance with an alternative scheme which shall first be submitted to and approved in writing by the Local Planning Authority. The scheme shall include full engineering, drainage and constructional details. These access works shall be completed in accordance with the approved details and Phasing Programme as outlined in condition 4.

.

16. The hard surfaced cycle/footpath linking Barton Road to Cheyne Walk and the existing footpath to the north via the Ise Valley and a footpath linking the site into Wicksteed Park in accordance with Drawing 434.2/31B HDA 2 - Management Strategy Masterplan shall be laid out in accordance with approved drawing number RRH513 OCW1 received 29 May 2013, approved under application ref. no. AOC/0785/0809, or an alternative scheme which shall first be submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until all cycle/footpaths have been completed in accordance with the approved details. Thereafter, the cycle/footpaths shall be retained for public use.

17. Those dwellings completed up to 31 December 2015 shall meet CSH code level 4 as a minimum and those completed 1 January 2016 onwards shall meet CSH code level 6 as a minimum (or the equivalent standard which replaces CSH and is to be the assessment in force when the residential units concerned are registered for assessment purposes).

18. Non-residential buildings shall achieve a minimum of Building Research Establishment Environment Assessment Method (BREEAM) level ""very good"" (or the equivalent standard which replaces BREEAM and is the assessment in force at the time when the non-residential unit or units concerned are registered for assessment purposes). In the event that the BREEAM standard achieved for the actual building falls short of the ""very good"" standard (or the equivalent standard which replaces BREEAM and is the assessment in force at the time when the non-residential unit or units concerned are registered for assessment purposes) achieved at design stage, a programme of remediation works shall be agreed in writing by the Local Planning Authority and carried out in accordance with a timetable to be agreed.

19. Within six months of the completion any residential or non-residential unit(s) a copy of the Post Construction Final Certificate shall be provided to the Local Planning Authority to prove that the unit(s) have been constructed in accordance with the Sustainability Report and that the development has achieved the relevant BREEAM and CSH levels (or the equivalent standard which replaces CSH and is to be the assessment in force when the residential units concerned are registered for assessment purposes).

20. The development shall be carried out in accordance with the approved Framework Energy Strategy v1.3 dated 21 December 2010, approved under application ref. no. AOC/0785/0802, or an alternative strategy that shall first be submitted to and approved in writing by the Local Planning Authority. The Framework Strategy shall include (as a minimum) the proposed methodology for estimating the potential for renewable/low zero carbon energy and details of an overarching strategy for the provision of on site energy generating systems. The Energy Strategy required by condition 21 shall accord with the approved framework document.

21. The development shall be constructed in accordance with the following approved plans and documents:

Energy Strategy Issue 4 dated 26 January 2011, approved under application ref. no. AOC/0785/0802.

Energy Statement Phase 1 Rev A (addendum report) received 14 December 2012, approved under application ref. no. AOC/0785/0802.

Phase 3 PV Layout drawing number 2762-22-02-004 Rev E received 22nd June 2015 and all other details approved under application ref. no. AOC/0120/1404,or an alternative energy strategy which shall first be submitted to and approved in writing by the Local Planning Authority. Any alternative Energy Strategy submitted shall incorporate renewables and/or from decentralised renewable or low carbon sources. The strategy shall demonstrate how a target of at least 30% of the demand for energy will be met on site and renewably and/or from decentralised renewable or low carbon energy supply in accordance with the approved Energy Strategy Framework. If the 30% target cannot be met a technical and economic viability assessment shall be submitted, together with the energy strategy, for the approval of the Local Planning Authority. The strategy shall include details and a timetable of the physical works on site. The approved strategy shall be implemented as approved and retained operational thereafter, unless otherwise agreed in writing by the Local Planning Authority.

22. 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 in writing by the Local Planning Authority.

23. The development shall not take place other than in accordance with the approved Noise and Vibration Assessment dated June 2007 and revised in December 2008 and March 2011.

24. Prior to construction of any non-residential buildings and/or any external plant a scheme to acoustically insulate these buildings or plant shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall ensure that the background noise level at the boundary of the site or the nearest noise sensitive dwelling does not increase. For the avoidance of doubt calculated noise levels at the measurement point should be 10dBA below the existing background level. The development shall not be carried out other than in accordance with the approved details.

25. The development shall be carried out in accordance with the approved air quality assessment March 2011 Update received 22 March 2011, approved under application ref. no. AOC/0785/0804.

26. Archaeological investigation of the site shall be carried out in accordance with the following approved document:

'Project Design for Archaeological Excavation at Polwell Lane, Barton Seagrave, Northamptonshire' completed by Northamptonshire Archaeology and dated 18th October 2011.

No development shall take place on Phase 3 of the development (as shown the approved phasing plan) until the required archaeological investigation of this Phase (identified as site 2) has taken place in accordance with this approved project design document. An Updated Project Design Report and Final Assessment report shall be submitted to the Local Planning Authority within 14 weeks of the archaeological investigation being completed.

27. The development shall be carried out in accordance with the following mitigation strategies:

Bat Mitigation Strategy Revision A HDA reference 434.1 dated October 2011 received 14th October 2011;

Reptile Translocation Report HDA reference 434.1 dated October 2011 received 14th October 2011; and

Polwell Lane Ecology, Reptile Method Statement: Rev C. HDA reference 434.1 dated February 2010 received 21st March 2011,

or in accordance with an alternative strategy/methodology which shall first be submitted and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved strategy/methodology.

28. The development shall be carried out in accordance with the mitigation measures set out in the Environmental Statement Ecology section, Phase I and II bat surveys (dated September 2007), reptile mitigation strategy (dated October 2007), the badger survey (dated March 2009) and the letter dated 05/10/07 from Adrian Meurer (of Hankinson Duckett Associates) to the Wildlife Trust which provides detail regarding hydrology, protected species and green infrastructure.

29. The development shall be carried out in accordance with the following approved documents:

Construction Method Statement v3 received 23 October 2012, approved under application ref. no. AOC/0785/0809,

Waste Management Procedure received 17 August 2012, approved under application ref. no. AOC/0785/0809,

Traffic Management Plan 2761-22-02 TMP Rev A received 2 November 2012, approved under application ref. no. AOC/0785/0809,

or in accordance with an alternative Construction Method Statement which shall first be submitted to and approved in writing by the Local Planning Authority. The Construction Method Statement shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction works unless otherwise agreed in writing by the Local Planning Authority.

30. No construction work shall take place onsite outside the hours of 07:30 to 18:00 Monday to Friday and 08:30 to 13:30 on Saturday and no time whatsoever on Sundays or Public Bank Holidays, unless otherwise agreed with the Local Planning Authority. This includes deliveries to the site or work undertaken by contractors or sub-contractors.

31. The development shall not be carried out other than in accordance with the approved plans, namely those to be submitted as part of the design code and reserved matters.

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

*(Voting, For 7; Against 0)*

|  |  |  |
| --- | --- | --- |
| Proposed Development \*5.3 Full Application: First floor rear extension and creation of a rear dormer to existing dwelling house. Erection of a 2.5 storey semi-detached house in multiple occupation to the southwest side elevation of No. 159 Beatrice Road for Mr R Kalunga.  Application No: KET/2015/0259  Speakers:  The applicant, Mr Raymond Kalunga, addressed the Committee and spoke in support of the application.  Councillor James Burton addressed the Committee as a Ward Councillor. |  | Decision The committee received an application seeking to create a first floor rear extension and rear dormer to the existing dwellinghouse, plus the demolition of the existing double garage to facilitate the construction of a 2.5 storey semi-detached house in multiple occupation attached to the southwest elevation.  The application was updated at the meeting in respect of comments received.  In discussion members expressed concern about several aspects of the proposed development including parking; communal access; bin storage and communal space. It was considered that the proposal would have an adverse impact on the amenities of both the people living in the property and existing residents.  It was therefore **RESOLVED** that the application be refused for the following reasons:- |

1. One core planning principle, paragraph 17 of the National Planning Policy Framework, is that development should seek to secure ‘a good standard of amenity for all existing and future occupiers of land’. The North Northamptonshire Core Spatial Strategy (NNCSS) Policy 13 requires high standard of design; and that development is not to have an adverse impact on the highway network nor prejudice highway safety.

2. The proposal would be an intensification of development for the existing plot resulting in reduction of residential amenity space for use by existing or future occupiers of the property. At the same time, the amount of space needed for the storage and use of the number of bins needed respectively for general and garden waste, and for recycling would be significantly increased. The intensification resulting from the use of the proposed dwelling as a HMO does not provide a good standard of amenity for the occupiers.

3. The proposed development of the new building necessitates the loss of off-street parking provision or garaging for the existing dwelling which would therefore be wholly reliant upon on street parking. In addition, with no on-site parking available for occupiers of the proposed ‘House in Multiple Occupation’ (HMO) the on street parking from residents of and visitors to the property would add significantly to the already existing use of vehicles manoeuvring and parking on street. The result would have an adverse impact for existing users and future users of the street, affecting the environmental quality of the area.

4. In the opinion of the Local Planning Authority the proposed use and intensification of development with its constituent demands on the site and on the locality is contrary to the principle and policies indicated.

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

*(Voting, For 0; Against 7)*

|  |  |  |
| --- | --- | --- |
| Proposed Development \*5.4 Full Application with EIA for a solar photovoltaic park of up to 49.9 megawatts and ancillary infrastructure at Desborough Airfield, Desborough Road, Stoke Albany for Mrs M Crew, RAF Desb’ Ltd  Application No. KET/2015/0297  Speakers:  The agent for the applicant, Mr Stefan Boss, addressed the meeting in support of the application |  | Decision The committee received an application which sought planning permission for a solar photovoltaic park at the former Desborough Airfield.  An update was provided to the committee in respect of flood mitigation methods, permissive paths and archaeology.  **RESOLVED** 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. Any lighting associated with the decommissioning of the solar farm shall only be installed and used in accordance with a scheme which has first been submitted to and approved in writing by the Local Planning Authority. 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 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. No external lighting is approved during the operational period of the solar farm.

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, control room and inverter, 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. 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 or eliminate 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. The development shall be carried out in accordance with the submitted construction traffic management plan received on 7 April 2015. Prior to the commencement of development, details of traffic management and highway signage 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.

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

- Ecological/biodiversity mitigation, management and enhancement measures outlined in section 8.6 of the submitted Environmental Statement: Volume 1: Main Report dated April 2015.

- A Construction Ecological Management Plan (CEMP) and Local Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The LEMP will include a scheme for the sowing of the grassland mix and management prior to the installation of the solar panels or any of the associated equipment. The development shall only be carried out in accordance with the approved details.

11. No development shall take place until an archaeological programme of works has 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. No development shall take place until the Local Planning Authority has given its written approval to the programme of works and to any protective measures that it identifies for archaeological remains of significant. Protective measures shall be implements in accordance with the approved details.

12. 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 07.00 - 19.00 Monday to Friday, nor outside the hours of 07.00 - 13.00 on Saturdays, nor at any time on Sundays or Bank Holidays unless first approved in writing by the Local Planning Authority.

13. 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.

14. 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.

15. 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.

Note added to condition: With regard to condition 15, the boundary treatment shall be located and of a suitable standard to prevent users of public rights of way and the permissive paths from entering the solar farm site

16. 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.

17. The development shall be carried out in accordance with the noise mitigation and enhancement measures as outlined in section 10.6 of the submitted Environmental Statement: Volume 1: Main Report dated April 2015.

18. No electricity shall be exported to the grid until the exact location, design and content of the proposed interpretation boards has been submitted to and agreed in writing with the Local Planning Authority. The boards shall be erected in accordance with the approved details prior to first exportation of electricity to the grid.

19. No development shall commence until an assessment of all on-site historical features associated with the airfield have been identified and assessed and a scheme submitted demonstrating how these will be recorded or retained.

20. No electricity shall be exported to the grid until the applicants have entered in to with Northamptonshire County Council for improvements to rights of way and the designation of permissive paths as shown on plan reference 14/7249/001/GLA/010 F1 received 07/04/2015. The agreement shall be submitted to and approved in writing by the Local Planning Authority.

21. No development shall commence on site unless or until a revised Flood Risk Assessment (FRA) has been submitted to and approved in writing by the Local Planning Authority. The revised FRA shall be submitted exactly in accordance with the requirements as outlined in Northamptonshire County Council's Lead Local Flood Authority consultation response dated 25th August 2015. The development shall be carried out in accordance with the approved details.

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

*(Voting, For 7; Against 0)*

|  |  |  |
| --- | --- | --- |
| Proposed Development 5.5\* Full Application: Demolition of builders yard and construction of 1 No. dwelling at Gladstone Street, Kettering by Mr T Gaziano, Derwent Builders.  Application No. KET/2015/0338  Speakers:  Ms Celia Creamer attended the meeting as a resident of a neighbouring property and addressed the Committee in respect of a boundary wall.  Mr Tony Gaziano addressed the Committee as the applicant. |  | Decision The committee received an application for the demolition of the existing builder’s yard on site and the construction of one dwelling.  The committee heard that a number of amendments to the proposal had been sought throughout the life of the application.  **RESOLVED** that the applications be approvedsubject 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.     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, 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.

3.       Due to the previous potentially contaminative use of the site and the underlying geology present throughout Northamptonshire at which the levels of some naturally occurring contaminants frequently exceed the levels at which the risk to human health would be considered acceptable for residential land use; it is expected that there may be unacceptable risks to future occupiers of the site without the following investigation being carried out.

Development on land affected by contamination:

Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts a to d have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition d has been complied with in relation to that contamination.

A. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,

- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,

- adjoining land,

- groundwaters and surface waters,

- ecological systems,

- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11(or any model procedures revoking and replacing those model procedures with or without modification)'.

B. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

C. Implementation of Approved Remediation Scheme

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.

D. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition a, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition b, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition c.

4.      The window at first floor level within the  rear elevation and the window within the roof space within the side 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.

5. 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 additional openings permitted by Schedule 2, Part 1 Classes A or C shall be made in the side or rear elevation at first floor level or the roof planes of the building.

6. 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 building, structure or other alteration permitted by Class A, B, C or E of Part 1 of Schedule 2 of the Order shall be made on the application site.

7.      The development hereby permitted shall not be carried out other than in accordance with the amended plan number 690-09/02 Rev G received 28th July 2015.

8.      Before the development hereby permitted is begun, a scheme demonstrating how the development will incorporate techniques of sustainable construction and energy efficiency, provision for waste reduction and recycling and provision for water efficiency and recycling shall 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.

9.      The private outdoor amenity space comprising patio and bin storage area as shown on amended plan 690-09/02 Rev G dated 28th July 2015 shall be retained in accordance with the approved details.

10.  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 following hours:

MON - FRI 0800 - 1800

SATURDAY 0830 - 1330

Nor at any time on Sundays or Bank Holidays.

11.  No development shall take place on site until a scheme for boundary treatment has been submitted to and approved in writing by the Local Planning Authority.  The existing boundary wall with No. 22 Mill Road shall be retained as existing. The development shall not be occupied until the approved scheme has been fully implemented in accordance with the approved details. The approved boundary treatment shall be retained as approved unless otherwise agreed with the Local Planning Authority.

12. No development shall take place on site until details of measures to be taken to prevent spoil or mud being deposited on the public highway from vehicles leaving the site during the construction works have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be fully implemented before the development commences and retained for the duration of the construction period.

13.  Any ground floor doors or windows within the principal elevation of the dwelling facing onto Gladstone Street shall be hung to open inwards only.

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

*(Voting For: 7 Against 0)*

|  |  |  |
| --- | --- | --- |
| Proposed Development \*5.8 S.73A Retrospective Application: Creation of patio area to rear and proposed new parking layout at Rookery Cottage Care Home, 5 Church Way, Thorpe Malsor for Mr D Bass.  Application No. KET/2015/0554  Speakers:  The applicant, Mr Derry Bass, attended the meeting as the applicant and addressed the Committee. |  | Decision The committee received a retrospective application for the creation of a patio to the rear of the care home which also sought consent for a new parking layout at the rear of the property.  **RESOLVED** the application be approved subject to the following conditions: - |

1. Within one month of the date of this planning permission the parking layout and turning area shall have been provided in accordance with approved drawing number 2015/1/ENFO received by the Local Planning Authority on 02/07/2015. The two garages and four parking spaces together with the turning area shall thereafter be permanently retained.

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

*(Voting: For: 7 Against 0)*

|  |  |  |
| --- | --- | --- |
| Proposed Development \*5.6 Full Application: Access ramp and balcony to mobile home at 152 Pioneer Avenue, Desborough for Mr and Mrs R King.  Application No: KET/2015/0481  Speakers:  None. |  | Decision The committee received an application seeking to construct an access ramp and a raised balcony to serve an existing mobile home.  **RESOLVED** 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 referenced as follows: 2077.14/HA/L; 2077.14/HA/B; 2077.14/HA/PL; 2077.14/HA/PL.1; 2077.14/HA/EL.2; 2077.14/HA/EL.1; 2077.14/HA/EL; 2077.14/HA/EL.3.

3. The decking level of the balcony hereby approved shall be installed and retained at all times thereafter at a level no higher than 735mm above surrounding ground level in accordance with approved plan 2077.14/HA/EL (Elevations A-B).

4. No development shall commence on site until full details (including a material sample) of the 'privacy panel' hereby approved (as shown on approved plan 2077.14/HA/EL.3) 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; the 'privacy panel' shall be installed prior to the first use of the balcony hereby approved.

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

*(Voting, For 7; Against 0)*

|  |  |  |
| --- | --- | --- |
| Proposed Development \*5.7 Full Application: Single storey front and rear extensions and alterations to ground floor window to front at 9 Desborough Road, Rushton for Mrs A Bee.  Application No: KET/2015/0541  Speakers:  None |  | Decision The committee received an application seeking permission for the construction of a front porch with a mono-pitched roof and a bay window to the front elevation and a single storey rear extension and terraced area, with steps leading down to the garden.  **RESOLVED** 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 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. 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 northwest elevation or roof plane of the building.

4. Prior to first use of the development hereby approved, details of screening treatment for the northwest site boundary for the extent of the decking area are to 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 details. The screening shall thereafter be permanently retained.

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

*(Voting, For 7; Against 0)*

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

*act in the matters marked \*)*

*(The meeting started at 7.00pm and ended at 8.45 pm)*

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

Chair

AI