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

**PLANNING COMMITTEE**

# Meeting held – 20th October 2015

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

Councillors Linda Adams, Ash Davies, Anne Lee, Cliff Moreton, Mark Rowley, David Soans, Lesley Thurland

**15.PC.27 APOLOGIES**

 Apologies for absence were received from Councillor Freer and Watts. It was noted that Councillor Lee was acting as substitute for Councillor Watts

**15.PC.28 DECLARATIONS OF INTEREST**

 None

**\*15.PC.29 MINUTES**

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

\***15.PC.30 ITEMS OF URGENT BUSINESS**

None

**\*15.PC.31 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. Three 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\*5.3 Full Application: First floor front and rear extensions, single storey rear extension forming link lobby between existing house and outbuildings, conversion of outbuildings into habitable accommodation and detached double garage at 16 School Lane, Braybrooke for Snowgold DevelopmentsApplication No: KET/2015/0624Speakers:Angela Beardsmore attended the meeting and spoke as a third party against the application |  | DecisionA report was received by the committee for first floor front and rear extensions, single storey rear extension forming link lobby between existing house and outbuildings into habitable accommodation and detached double garage at Braybrooke.Members were informed that any works to trees on the site were not part of the application and a Tree Preservation Order would need to obtained if any works were to take place.The Planning Officer stated that it was not reasonable to request a tank to control the discharge of rain water but it would be acceptable to put a condition or note on the permission for hard surfacing to the garage.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 number G.1295.01, received by the Local Planning Authority on 8th September 2015.

3. No development shall commence on site until details of the types and colours of all external facing and roofing materials to be used on the proposed garage 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.

4. Any hard surfacing to be used in the creation of the driveway and parking area shall be constructed of porous materials.

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

*(Voting, For 7; Against 0)*

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| Proposed Development\*5.6 Full Application: Single storey side and rear extension at The Swan Inn, 18 Griffin Road, Braybrooke for Everards Brewery  Application No: KET/2015/0725Speakers:Mrs Mitchell attended the meeting as a third party and spoke against the application.Karen Stanley attended the meeting and spoke on behalf of Braybrooke Parish Council. |  | DecisionThe Committee received an application for a single storey and side extension at a public house in Braybrooke.It was noted that although many issues had been raised about existing parking safety problems at the application site and surrounding areas, applications could not be used to solve these. A note could however be added to the permission for discussions to take place with the landlord.It was agreed that the application be approved subject to the following conditions along with a note to discuss current parking safety issues with the landlord: - |

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 wall surfaces of the development hereby permitted shall match, in type, colour and texture, those on the existing building.

3. The fenestration on the development hereby permitted, shall be constructed of timber and detailed with glazing bars in accordance with approved plan 7421.04 received by the authority on 04/09/2015.

4. Prior to the commencement of development, eaves detailing including rainwater goods shall be submitted to and approved in writing by the Local Planning Authority.

Note to Applicant added as required by Committee:

The applicant is requested to reconsider the best use of the on-site parking spaces and make efforts to reduce unsafe parking by patrons on the highway.

This could be achieved through speaking to patrons and displaying posters to encourage patrons to use the car park, where possible, and when parking on the Highway, they avoid blocking footpaths. A review of the current car parking arrangements should be undertaken to maximise car parking within the site. In reviewing the layout the removal of any structures within the hard standing to allow more on-site parking should be considered.

Appropriate demarcation of car space may also assist in maximising parking spaces. Car parking spaces should be a minimum of 2.4m x 4.8 with 6m between parallel spaces and marked with material appropriate to the sites location within a conservation area.

The applicant is encourage to investigate additional off road hardstanding for parking on-site in close proximity to reduce on street parking by patrons. The Local Authority would welcome further discussion in regard to this matter.

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

*(Voting, For 7; Against 0)*

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| Proposed Development\*5.1 Outline Application: Conversion of former factory at front into 9 no. apartments. Demolition of rear extensions to factory and construction of 5 no. dwellings at 25 Durban Road, Kettering for Mr T Hopper Corium Leather Retirement Benefits Scheme Application No: KET/2015/0610Speakers:None |  | DecisionThe committee received an application for the conversion of a former factory.Members were asked to note that the application was outline with all matters reserved apart from the access to the site.It was agreed that the application was approved subject S106 PLANNING OBLIGATION being completed re financial contribution to existing facilities at Mill Road Park, and to the following conditions: - |

1. Approval of the details of the appearance, landscaping and scale (hereinafter called ""the reserved matters"") shall be obtained from the Local Planning Authority in writing before any development is commenced.

2. Plans and particulars of the reserved matters referred to in condition 1 above, relating to the appearance and scale of any buildings to be erected and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

3. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this planning permission.

4. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

5. 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.

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.

6. No development shall take place until a Demolition and Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the demolition and construction works unless otherwise agreed in writing by the Local Planning Authority. The approved method statement shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the demolition and construction works.

7. Prior to the commencement of the use hereby approved details of refuse storage and collection facilities shall be submitted to and approved in writing by the Local Planning Authority. The refuse storage area shall be in a separate room not connected to any habitable area. These facilities shall be retained at all times thereafter, unless otherwise agreed in writing with the Local Planning Authority.

8. 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. None of the buildings shall be occupied until the approved scheme has been fully implemented in accordance with the approved details.

9. No works shall commence on site until a full detailed survey, including working drawings and photographs, of all existing historical and architectural features has been submitted to and approved in writing by the Local Planning Authority in accordance with the guidance set out in 'Understanding Historic Buildings' (Historic England 2006)

10. Development shall not commence until a drainage strategy including on and off-site works 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 strategy, and the building shall not be occupied or the use commence, whichever is the sooner, until the approved strategy has been fully implemented.

11. Prior to commencement of development a Site Specific Waste Audit and Management Strategy shall be submitted to the Local Planning Authority and approved in writing. 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)

12. Before the development hereby permitted is begun, a scheme demonstrating how the development will incorporate techniques for the provision of water efficiency and recycling and demonstrate that at least 10% of the demand for energy will be met on site and renewable and/or from a decentralised renewable or low-carbon energy supply, 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.

13. No demolition and/or conversion work hereby approved shall be undertaken between the 1st March and 31st July (bird nesting season) in any calendar year unless it has first been demonstrated through the undertaking of an appropriate bird survey that shall have been submitted to and approved in writing by the Local Planning Authority and which concludes that that no building is occupied by nesting birds. In the event nesting birds are present demolition and/or conversion works will only be permitted during the aforementioned period subject to the prior written approval of the Local Planning Authority of a mitigation strategy demonstrating no adverse impact on any nesting birds identified in the bird survey.

14. No development shall take place on site until the access has been constructed and lines of sight of 2.4 by 43 metres have been provided in accordance with the approved details. The sight lines shall thereafter be permanently retained and kept free of obstacles.

15. 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.

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

*(Voting, For 7; Against 0)*

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| Proposed Development\*5.2 Full Application: Demolition of bungalow and construction of 4 no. terraced houses at 59 Melton Street, Kettering for SR Services  Application No: KET/2015/0540Speakers: |  | DecisionThe committee received an application for the demolition of a bungalow and the construction of four terraced houses.The developers carried out a parking survey if the area, which satisfied the Highways Authorities objection.It was agreed the application was 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. 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:

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 conditions 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,

 - ground waters 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'.

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.

3. Prior to the commencement of any part of the development hereby permitted, a Demolition and Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be retained for the duration of the demolition and construction works unless otherwise agreed in writing by the Local Planning Authority.

4. The materials to be used in the construction of the roofs of the development hereby approved shall be Marley Eternit Ludlow Major tiles in Smooth Grey.

5. No development shall commence on site until a plan showing cill and lintel details and materials, for the front elevation of the development hereby permitted, 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. Before the development hereby permitted is begun, a scheme demonstrating how the development will incorporate techniques of sustainable construction and energy efficiency, 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.

7. A gate is to be provided at the entrance of both alleyways and shall be hung so as to open inwards into the site only.

8. The materials to be used in the construction of the walls of the development hereby approved shall be Hanson Autumn Glow Multi facing bricks.

9. No development shall commence on site until an elevation plan of the street scene, showing the eaves and ridge height of the development hereby approved in relation to the existing adjacent development, 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.

10. The development hereby permitted shall not be carried out other than in accordance with the amended plan numbers MS/01C, MS/02B and MS/03C received by the Local Planning Authority on 19th October 2015.

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

*(Voting, For 7; Against 0)*

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| Proposed Development5.4\* Full Application: Demolition of workshops, outbuildings and garages and erection of 1 no. dwelling with associated off road parking at 226 Station Road, Burton Latimer for Mr M F McCarthy Application No. KET/2015/0681Speakers:None |  | DecisionThe committee received a report for a back land development at Station Road, Burton Latimer. The site had existing built access and had a former use of a builders yard so would be considered as a brownfield site.It was noted that this application, if approved, would not set a precedent for surrounding sites as there was existing access to the site.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. 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. 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 C have been complied with.

 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.

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.

4. 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 development shall not be occupied until the approved scheme has been fully implemented in accordance with the approved details.

5. 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 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.

6. The development hereby approved shall be carried out in accordance with the Sustainability appraisal and energy statement submitted with the application received by the local planning authority on 17th August 2015.

7. 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.

8. The window serving the bathroom on the first floor rear elevation and the en-suite on the ground floor side elevation shall be glazed with obscure glass (no less than privacy level 4 Pilkington Standard or equivalent) and shall be permanently retained in that form thereafter.

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 Class A, B, C, D, E, F, G of Part 1 of Schedule 2 of the Order shall be made on the application site.

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

*(Voting For 7: Against 0)*

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| Proposed Development5.5\* Full Application: Demolition of out-buildings and erection of a single storey rear extension at 2 High Street, Rushton for Mr & Mrs C Pruden Application No. KET/2015/0701Speakers:None |  | DecisionThe committee received a report for an application in the conservation area of Rushton.It was noted that the quality of materials to be used was acceptable and that the extension would not be visible from the conservation area.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 amended plans numbered P.15.10.P02 Revision A, P.15.10.P03 Revision B and P.15.10.P04 Revision A, both received by the Local Planning Authority on 28th September 2015.

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

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

*(Voting For 7: Against 0)*

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| Proposed Development5.7\* Full Application: Detached double garage and store with studio above at 1 Braybrooke Road, Dingley for Mr S Bland Application No. KET/2015/0739Speakers:None |  | DecisionThe committee received an application for a detached double garage with store and studio above.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. 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 E shall be made in the north facing roof plane of the building.

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

*(Voting For 7: Against 0)*

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| Proposed Development5.8\* Full Application: installation of power gerneration plant and associated development at Wold Road (land south of), Burton Latimer for Mr A Watkins First Renewable Application No. KET/2015/0751 |  | DecisionWITHDRAWN from Agenda as decision made by Officers under Delegated Powers |

**15.PC.32 UPDATE ON S106 FOR LAND OFF HALL LANE, KETTERING**

A report was submitted to update the committee on the S106 in regard to the open space to serve the development 68 No dwellings, land at former convent site, Hall Lane, Kettering, approved under refs: KET/2014/0591 and KET/2014/0592

It was reported that at the Planning Committee on 30th June 2015 it was resolved that the above applications be approved subject conditions, and to the completion of a S106 covering a number of matters including a programme for the ongoing protection and restoration of the listed buildings, some footway improvements and travel plan Obligations. Public open space identified on the scheme was also to be included.

The applicants had now identified a developer who wished to implement the approved scheme starting with protective measures for the listed buildings within the next few weeks with the repair and conversion of these listed buildings to follow soon after with completed over the next year to 18 months.

The S106 is close to completion and with a developer identified there was now a real prospect that this site would begin to be restored and built out to the high quality represented by the approved applications.

The chosen developers had expressed concern about the limited surveillance of the park area to the rear of Bryn Hafod from existing and proposed dwellings. They were concerned too about problems of anti-social behaviour and vandalism becoming difficult to control unless there was a measure of long term protection. To overcome this (and to protect the investment) they required that the land identified as ‘Public Open Space’ on the plans be restricted to the use of occupants and visitors of the development, but along with these people any existing local residents who desired to use the area may do so if they take a share in the maintenance and upkeep through joining a management company. In effect the open space which serves the development and area would be a private facility for the groups of people identified.

Members noted the report and it was

**RESOLVED** that the S106 be completed as previously agreed with the acceptance that the users are to be the residents and their visitors and any local residents who have a stake in the management company who are to look after their site

**15.PC.33 ENFORCEMENT ACTION MONITORING**

An enforcement monitoring report was submitted to committee covering the period 1st July 2015 to 30th September 2015. It was

**RESOLVED** that members noted the report.

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

*act in the matters marked \*)*

*(The meeting started at 7.00pm and ended at 7.55 pm)*

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

Chair

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