**Full Planning Committee - 15 December 2015**

**Agenda Update**

5.1 **KET/2015/0599**

 Laburnum Crescent, Kettering

Amended Plans have received introducing additional windows in side elevations of properties to create dual frontages at access points and open spaces. There has been a reduction in rows of terrace properties and an increased number of semi-detached properties to provide better rear access for bins. These changes are considered to be minor and no further public consultation was undertaken.

Highways Authority
The Highways Authority raise no objection to the proposed amendments but require conditions with regards to vehicle and pedestrian visibility, access gradient, drainage, hard surfacing, bin collection, the control of mud on the highway and a construction method statement.

Lead Local Flood Authority
The additional information provided addresses the concerns previously raised by the Lead Local Flood Authority. They suggest conditions with regards to a surface water drainage strategy and maintenance of SUDs.

Officer Comments
These conditions will be included on any subsequent permission. A construction method statement condition is already attached to the outline planning permission.

Kettering Borough Council - Housing
Further comments from KBC Housing have been received. As affordable housing on agreed schemes is being renegotiated due to reduced offers from Registered Providers and viability, this kind of development is all the more important to ensure the continued delivery of affordable housing.

The applicants have proposed that this scheme could be 100% affordable housing but currently the permission is only for a minimum of 30%. There is currently no requirement for this to be any higher.

5.2 **KET/2015/0822**

 13 Woodland Avenue, Barton Seagrave

The condition regarding materials has been amended as originally said western elevation and now reads:

Within 4 weeks of the date of this permission, details of the types and colours of materials to be used in the construction of the side (eastern) elevation should be submitted to and approved in writing by the Local Planning Authority. The approved materials shall be fixed to the western elevation within 3 months of receipt of confirmation from the Local Planning Authority that the proposed materials are acceptable. The acceptable materials shall permanently be maintained in that form.
REASON: Details of materials are necessary in the interests of the visual amenities of the area in accordance with Policy 13 of the North Northamptonshire Core Spatial

5.3 **KET/2015/0828**

 38 Stubbs Lane, Kettering

The neighbouring resident at no. 17 Hogarth Drive has reiterated his objections to the proposal which are summarised at sections 4 and 7 of the officer report.

5.4 **KET/2015/0862**

 30 Old Gorse Way Mawsley

No update.

5.5 **KET/2015/0866**

 16 High Street, Cranford

No update.

5.6 **KET/2015/0910**

 Plot 7 Greenfields, Braybrooke

Additional Consultation Responses

Braybrooke Parish Council

Objection. Grounds of objection are summarised as follows:
- Previous Inspector's decision has been referenced and quoted.
- Unsustainable location, economically, environmentally and socially.
- Harm to the character and appearance of the open countryside.
- Changes to National Policy are referred to including the new definition of Travellers and a stronger emphasis on protecting the countryside. Sites should not dominate or overwhelm the nearest settled community.
- Over concentration of sites in this area. The community is dominated by these.
- No integration between the Travellers and settled community.
- Kettering Borough has a 5 year supply of sites. Even if there were a need it should not be provided for in this location.
- Open countryside and not closely linked to a settlement with an adequate range of services and facilities.
- Site relies on the private motor vehicle.
- Contrary to National Policy and Development Plan.
- Discordant and highly intrusive feature in the landscape.
- If refused the site should be cleared and returned to agricultural land.

Great Oxendon Parish Council

Objection. Grounds of objection are summarised as follows:
- Contrary to National Policy and development Plan policy.
- Harmful impact on the local landscape and appearance of the area.
- Unsustainable.
- Kettering Borough has a 5 year supply of sites.
- Oversaturation of Traveller sites in this area.

Councillor David Howes

Objection. Grounds of objection are summarised as follows:

- Conflicts with Development plan policy.
- Greenfields has been subdivided. Cumulative impact of subdivision of plots is very significant and potentially catastrophic
- Access is subject to enforcement notice
- Lack of provision of Gypsy and Travellers sites has now been addressed.

 - Site is intrusive and discordant and is not closely linked to a settlement and is unsustainable.

Ramblers Association

Objection. Grounds of objection are summarised as follows:
- Detrimental to use of path by the public.
- Eats into an otherwise pleasant area.
- The site is inaccessible to the public.
- There will be problems with water and sewage.
- Planning laws are meant to safeguard the countryside.
- Local roads will not cope with extra traffic.

North Northamptonshire Residents Against Inappropriate Development (NNRAID)

- Localism Act referenced with regard to enforcement and retrospective applications.
- Ministerial Statements and changes to National Policy (including changes to definition of Travellers and intentional unauthorised occupation of sites) have been set out by the objector.
- The requirements of emerging policy are quoted.
- Previous Inspector's decision has been referenced and quoted.
- Unsustainable location, economically, environmentally and socially.
- Braybrooke village overwhelmed by Gypsy and Travellers sites - Braybrooke has nearly 40% of Northampton's Gypsy and Traveller population in its immediate vicinity.
- Consultation on the local Gypsy and Traveller Policy and the other recent Greenfields applications shows the level of objection.
- Development is discordant and highly intrusive.
- Considerable harm to the character and appearance of the countryside.

37 third Parties have objected which are summarised in the appendix. The objections are largely the same points as made elsewhere and so will not be repeated in this verbal update.

**APPENDIX TO UPDATE**

Third party objections points summarised:

:
- Contrary to National Policy and development plan policy and no material considerations outweigh this.
- Ministerial Statements and changes to National Policy (including changes to definition of Travellers and intentional unauthorised occupation of sites) have been set out by the objector.
- Harmful impacts which cannot be mitigated.
- Harmful impacts on the landscape (special landscape area) and appearance of the area.
- Unsustainable location economically, socially and environmentally
- Previous Inspectors decisions are referenced.
- Previous appeals were only allowed due to a lack of sites.
- Kettering Borough has a 5 year supply of sites.
- Why has the site been allowed to remain there - temporary permissions have expired?

- The local community is overwhelmed by Traveller sites. The settled community is dominated.
- The site should be cleared.
- The objections to the other recent applications at Greenfields equally apply to this development.
- The previous reasons for refusal apply to this development as well.
- Site is in open countryside.
- Site is unsuitable.
- There will be a reliance on private motor vehicles.
- No public transport available.
- Increased traffic on rural roads. Rural roads unsuitable for the increase in volume.
- Services such as medical and schools are not accessible from the site; site is not closely linked to an existing settlement.
- Braybrooke school has now closed.
- Greenfields has been subdivided. Cumulative impact of subdivision of plots is very significant and potentially catastrophic
- Access track is subject to enforcement notice
- Site has the potential to become very large which is against Government recommendations for smaller sites.
- Reports of speeding and dangerous driving.
- Reports of interference with livestock.

Further objection from third party with the reasons summarised:
-application is contrary to Government's new policy, the NPPF 7, 8, 9 and NN CSS
-refer to reasons for refusal in Officer report;
-quote the 2013 appeal decision and Inspector's comments on the considerable (planning) harm that would result from a permanent planning permission;
- Borough has now an upto date 5 year supply of sites;
-"no community should be overwhelmed"