**Full Planning Committee - 08 December 2015**

**Agenda Update**

 5.1 **KET/2013/0232**

 East Kettering Development - Parcels R23 & R26, Cranford Road, Barton Seagrave

 KET/2013/0232 was resolved to grant by Members subject to a section 106, Anglian Water concerns being addressed and highway discrepancies being resolved. Both Anglian Water and NCC Highways issues have now been resolved.

Since the writing of this committee report updated plans have been submitted that show the highways discrepancies addressed. This has resulted in a number of the plans detailed in the conditions requiring updating with the latest plan numbers, namely condition 3.

5.2 **KET/2015/0894**

 East Kettering Development - Parcels R23 & R26, Cranford Road, Kettering

 Further Consultee comments received since writing the Committee report:

* East Northants Council: No objections
* Network Rail: No observations
* Historic England: No comments to make
* Badger Group: After receiving the requested detail, they have no further observations to make

A further resident objection has been received. In addition to the neighbouring concerns outlined in the report, the objector raises:
 - objects to the reduction in the environmental standards. It will degrade the environmental credentials and aspirations of the Kettering East development.
 - object to the highway trigger proposed amendments on similar grounds to what is set out in the report.

Officer response - These matters are addressed in the Committee report pages 51 - 54 and this update.

With regard to condition 19 - Lifetime Homes Standards, I requested further clarification from Persimmon as to the extent the remaining 90% of units would meet the Lifetime Homes Criteria. In summary the document states that of the remaining 90%, at least 75% of dwellings will meet criteria 4, 6, 7, 8 and 9 of the 16 Lifetime Homes Standards. Compliance with criteria 1, 2 and 3 cannot be confirmed at this stage but it is envisaged that most of the units would be able to meet them. This can be secured by conditioning the submitted Accessibility Statement which includes the above detail.

Therefore condition 19 is proposed to be amended to read:
The design and layout of 10% of residential units shall accord with the 'Lifetime Homes' standard (or any standard(s) which replaces the 'Lifetime Homes' standards in force when the residential units concerned are commenced) and the remaining 90% would meet the detail set out in the Accessibility Statement received 08 December 2015 unless otherwise agreed in writing by the Local Planning Authority. Each Reserved Matters application for residential development shall be accompanied by a written statement of conformity which demonstrates compliance with the relevant 'Lifetime Homes' standards and National Accessibility Standards.
REASON: To ensure dwellings within the development are capable of being adapted to meet the needs of all people in accordance with Policies 7 and 10 of the National Planning Policy Framework and Policy 15 of the North Northamptonshire Core Spatial Strategy (2008)

Following legal advice it is recommended that this S.73 application (ref. KET/2015/0894) incorporates application KET/2015/0689 which was the S.73 application regarding condition 18 and Code for Sustainable Homes that Members recently resolved to grant on 10.11.2015. Therefore the condition applied to vary for KET/2015/0689 (condition 18) has been updated and included in this S.73 application ref. KET/2015/0894. This means that there would be one S.73 application linked to the approved outline KET/2013/0695 and one S.106 legal agreement. If this S.73 (KET/2015/0894) is resolved to grant tonight, Persimmon will withdraw the previous S.73 ref. KET/2015/0689 following the description of KET/2015/0894 (the second S.73 application) be amended to refer to the additional condition 18 as well. This ensures that it will link in with the decision notice once issued and all the varied conditions are tied in together.