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

**PLANNING COMMITTEE**

# Meeting held – 28th January 2016

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

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

**15.PC.63 APOLOGIES**

Apologies for absence were received from Councillors Terry Freer, Cliff Moreton and Keli Watts. It was noted that Councillor Anne Lee was acting as substitute for Councillor Watts.

**15.PC.64 DECLARATIONS OF INTEREST**

None

**\*15.PC.65 MINUTES**

**RESOLVED** that the minutes of the meetings of the Planning Committee held on 10th November 2015 be approved as a correct record and signed by the Chair.

\***15.PC.66 ITEMS OF URGENT BUSINESS**

None.

**\*15.PC.67 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. 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 \*4.1 Approval of Reserved Matters: All details in respect of KET/2014/0357 for 325 dwellings and related development (Re-submission) atEast Kettering Development – Parcels R7, R9 & R10, Warkton Lane (lane off), Kettering for Mr K Armstrong BDW Trading Ltd  Application No: KET/2015/0887  Speakers:  None |  | Decision The Committee noted that the application before them was a resubmission of a reserved matters app for 325 dwellings originally approved on 8th January 2015 relating to outline perm KET/2014/0357. The application sought amendments to the site layout and house types. It was noted that the revised layout was very similar to the previous version, with a number of house types substituted and proposed footpaths widened to meet Highways requirements.  Issues to consider aside from proposed layout amendments included archaeology; the contents of the report submitted with the application were satisfactory, but only covered the housing area, therefore a condition was proposed to ensure archaeological surveys were also undertaken on drainage areas. In relation to residential amenity, two objections had been received from residents of Warkton Lane; however there was a clearance distance of 33m between rear elevations of properties plus a planted buffer strip of 5m to maintain privacy between dwellings. Plot B17 had been specifically amended removing proposed roof-lights at the second storey level to prevent overlooking of plots on Warkton Lane. These amendments, plus the removal of permitted development rights overcame loss of amenity objections and ensured that existing residents were not adversely affected.  The Committee asked questions regarding street-lighting, internal garages and a proposed turning head to the North of the site.  It was agreed that the application be **APPROVED** subject to the following conditions:- |

1. The development hereby permitted shall be carried out in accordance with the Planning Layout Plan referenced 1301-02E received 7th January 2016.

2. The development shall be carried out in accordance with the Construction Management Plan document Rev F dated 24th April 2014 and received by the Local Planning Authority on 29th May 2014 and the Construction Management Plan Drawing, drawing reference SM-33-540 Rev F received by the Local Planning Authority on 29th May 2014 approved as part of planning permission KET/2013/0213.

3. The development hereby permitted shall not be carried out other than in accordance with the approved Boundary Treatment Plan submitted with the application and shown on drawing number 1301-04C received 11th November 2015 and drawings 1248-24 - 1248-32 received 30th October 2015 included in the Fence Details pack numbered KET/2015/0887/11.

4. The development shall be carried out in accordance with the following plans:

(i) Planning Layout drawing reference 1301-02E received 7th January 2016.

(ii) Kettering East House Type Portfolio Rev C 2015 and drawings 1301-84-01 and 1301-84-02 received 7th January 2016.

(iii) Warkton Gardens/Avenue Park North reference GL0024\_03F received 6th January 2016.

(iv) Landscaping Plans 1 to 8 references GL0024\_05E, GL0024\_06E, GL0024\_07E, GL0024\_08E, GL0024\_09E, GL0024\_10E, GL0024\_11E and GL0024\_12E received 8th December 2015.

(v) Landscaping Protection Plan reference GL0024\_01D received 6th January 2016.

(vi) Drainage drawings E3172/114/C, E3172/115, E3172/116/C, E3172/117/B, and E3172/120/C received on 10th December 2015 and E3172/15/E, E3172/16/A, E3172/17/F, E3172/18/B and E3172/21/B received 14th January 2016.

(vii) Surface Water Attenuation Pond and Flow Control Details drawing number 25134/030/002 Rev B received 30th January 2014 and approved as part of KET/2013/0213.

(viii) Pump Station Details drawing number S214\_013 received 27th March 2013 and approved as part of KET/2013/0213.

(ix) Drainage Layout Sheet 1 of 2 drawing number 28135/003 Rev D received 31st January 2014 and approved as part of KET/2013/0213.

(x) Drainage Layout Sheet 2 of 2 drawing number 28135/004 Rev D received 31st January 2014 and approved as part of KET/2013/0213.

5. The development shall be carried out in accordance with the Materials Plan drawing number 1301-03C received 11th November 2015 and the approved materials listed below, unless otherwise agreed with the Local Planning Authority.

Approved Facing Materials:

Ibstock Audley Red Mixture

Ibstock New Sandhurst Stock

Ibstock Mellow Regent Stock

Ibstock New Cavendish Stock

Ibstock Weston Red Multi Stock

Ibstock Wienerberger Red Gilt Stock

Forticrete Ironstone with Split-Faced Finish.

Ibstock Leicester Red Stock

Webber Monocouche Render in White, Smooth Finish (Plots D86-87, D132 and D40)

Approved Roofing Materials:

Forticrete Gemini Slate Grey

Forticrete Gemini Slate Autumn (red)

6. The streets, footways, cycleways, shared spaces, courtyards, all other areas of public realm and public and private parking areas (on and off-plot) shall be hard surfaced using the materials shown on drawing S239-230 AF received 14th January 2016. The development shall be carried out in accordance with the approved details.

7. The footpath connection shown in the northwest site corner on the Planning Layout Plan drawing number 1301-02E (received 7th January 2016) adjacent to Plot D40 shall be completed prior to the 100th occupation unless otherwise agreed with the Local Planning Authority.

8. The area of open space within the development site known as 'Warkton Gardens (North)' shall be completed in accordance with the Warkton Gardens (North), Land East of Kettering Development Brief received by the Local Planning Authority on 7th May 2013 and the Public Art Concept (figure reference GL0024-13) dated 1st May 2013 and received on 18th December 2015. Any revision to the development brief or public art concept shall be submitted to and approved in writing by the Local Planning Authority. Warkton Gardens shall be completed in accordance with any approved revision.

9. Prior to the 200th occupation the area of open space known as 'Warkton Gardens (North)' shall be completed.

10. 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 enlargement, improvement or alteration permitted by Class A or B of Part 1, Schedule 2 of the Order shall be made on the following plots within the application site as shown on the Planning Layout reference number 1301-02E received 7th January 2016:

- B16

- B17

- B18

- B19

- B20

- B21

- B22

- B23

- B34

11. Any windows or other openings in the western side elevation (facing toward Warkton Lane) at first or second floor level of Plot B20 shall be obscurely glazed and non-opening and shall be permanently retained as such thereafter. No further windows or openings, other than those permitted as part of this reserved matters, shall be made to Plot B20 in this elevation at first or second floor level.

12. Prior to commencement of development within Parcels R7, R9 or R10 (as shown on the approved outline strategic masterplan), a written scheme of investigation setting out the post excavation process and an Assessment Report with respect to the archaeological investigation on site 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.

13. Prior to the commencement of development an update to the Ecological Appraisal Rev A, prepared by fpcr and dated September 2013 (received by the Local Planning Authority on 30th September 2013 as part of application KET/2013/0213) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved revisions.

14. The development shall be carried out in accordance with the Sustainability Report (Issue 06 dated 5th January 2016) received by the Local Planning Authority on 5th January 2016.

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

*(Voting, For 6; Against 0)*

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| Proposed Development \*4.2 Approval of Reserved Matters: All details in respect of KET/2014/0357 for 22 dwellings and supporting infrastructure at East Kettering Development (Land to South of Parcel R10), Cranford Road, Barton Seagrave for Mrs C Whitehead BDW Trading Ltd  Application No: KET/2015/0564  Speakers:  None |  | Decision The committee received an application that covered a linear strip of land to the south of the site, with outline permission for 22 dwellings. The application sought consideration of access, layout, scale, appearance and landscaping.  An update was supplied to the meeting noting the receipt of updated Boundary Treatment details received on 20th January following further discussions with NCC Highways. Conditions had been altered to require the development to be carried out in accordance with the latest details. The amendments have been made to ensure there was appropriate boundary treatment that complied with all aspects of NCC Highways from planning to adoption of roads/footpaths.  The application proposed a strong, yet simple linear frontage facing the 325 dwellings to the North and would provide a mix of dwelling types from a 1-bed bungalow to a 2.5 storey dwelling on the corner of the site. Pedestrian access in the Western segment of the site had been included at the behest of Highways.    It was agreed that the application be **APPROVED** subject to the following conditions: - |

1. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details submitted with the application shown on drawing numbers SM-34-01 Rev F, SM-34-02, SM-34-03 Rev C, SM-34-04 Rev C, SM-34-05 Rev F and GL0323 01.

2. Prior to the commencement of development a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the contents of the document.

3. The development shall be carried out in accordance with the Materials Plan drawing number SM-34-03 received 7th July 2015 and the approved materials listed below, unless otherwise agreed with the Local Planning Authority.

Approved Facing Materials:

Ibstock New Sandhurst Stock

Ibstock New Cavendish Stock

Wienerberger Red Gilt Stock

Webber Monocouche Render in Ivory, Smooth Finish

Approved Roofing Materials:

Forticrete Gemini Slate Grey

Forticrete Gemini Slate Autumn (Red)

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

5. 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 of Part 1 of Schedule 2 of the Order shall be erected, constructed, or made on plots B185-B191.

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 additional openings permitted by Schedule 2, Part 1 Classes A or C shall be made in the east elevation or roof plane of Plot B188 or the west elevation or roof plane of Plot B172.

7. The development shall be carried out in accordance with the Ecological Appraisal Rev B, prepared by fpcr and dated September 2013 (received by the Local Planning Authority on 29th July 2015), and the identified recommendations within Section 4 of that report and the Ecological Mitigation Works Statement received on 29/07/2015. Any revision to the Report or Statement shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved revision.

8. The development shall be carried out in accordance with the Sustainability Statement (Issue 04 dated 24 November 2015) received by the Local Planning Authority on 25th November 2015.

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

*(Voting For 6: Against 0)*

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

*act in the matters marked \*)*

*(The meeting started at 7.00pm and ended at 7:12pm)*

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

Chair

DJP