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

**PLANNING COMMITTEE**

# Meeting held – 19th July 2016

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

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

**16.PC.06 APOLOGIES**

Apologies for absence were received from Councillors Cliff Moreton and Greg Titcombe.

**16.PC.07 DECLARATIONS OF INTEREST**

Councillor Watts declared a personal interest in item 5.3 due to knowing the applicant.

**\*16.PC.08 MINUTES**

**RESOLVED** that the minutes of the meetings of the Planning Committee held on 28th June 2016 be approved as a correct record and signed by the Chair

\***16.PC.09 ITEMS OF URGENT BUSINESS**

It was reported that the North Northamptonshire Joint Core Strategy (JCS) was adopted by the Joint Planning Committee on 14th July 2016. The JCS now formed part of the Development Plan for the Borough of Kettering. The committee were advised that the adopted JCS superseded the North Northamptonshire Core Spatial Strategy in its entirety.

The policies of the JCS had been considered in the assessment of the committees items as set out in the individual reports. The adoption of the JCS did not alter the overall conclusions or recommendations in the committee reports.

**\*16.PC.10 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. Two 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 5.5\* Full Application: Two and single storey raer extensions at 2 Langley Court, Burton Latimer for Mr & Mrs C Neyland    Application No: KET/2016/0414  Speakers:  Mr Terence Freeman attended the meeting and spoke against the application. Concerns were raised regarding loss of amenity and reasons for the previous refusal which had not yet been resolved.  Mr Terry Sandy, the agent for the applicant attended the meeting and advised the committee of the changes made to the application including conditions to safeguard the neighbours’ privacy. |  | Decision The committee received a report which sought full planning permission for a rear two and single storey extension.  Members were advised that the reduction in the height of the first floor extension had had a significant change to the impact on the neighbouring property.  A condition was included which removed permitted development rights to ensure no additional openings could be added to the upper floor side elevations or roof plane, therefore protecting the amenity and privacy of the occupiers of the adjoining property.  It was agreed that planning permission 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. The development hereby permitted shall not be carried out other than in accordance with the approved plans detailed below.

3. The materials to be used in the construction of the external surfaces (including window frames) of the development hereby permitted shall match, in type, colour and texture, those on the existing building.

4. 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 upper floor side elevations or roof plane of the extension hereby permitted.

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

*(Voting For 5; Against: 1)*

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| Proposed Development \*5.1 Full Application: Change of use from first floor restaurant/storage to 1 no. two bedroom flat, insertion of 3 no. dormer windows and 2 no. roof lights, internal staircase to rear and creation of 1 no. door opening at 90G High Street, Burton Latimer for Mr Miah  Application No: KET/2016/0298  Speakers:  None |  | Decision A report was submitted which sought permission for change of use from first floor restaurant/storage to 1 no. two bedroom flat and associated works.  Members were advised that the scheme was in a conservation area, therefore conservation roof lights would be used and external alterations had been kept to a minimum.  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 amended drawing number A419-1g received by the Local Planning Authority on 24/06/2016.

3. No development shall take place on site until full details of all windows and doors have been submitted to and approved in writing by the Local Planning Authority. The works shall not be carried out other than in accordance with the approved details.

4. Before development commences a scheme for achieving the noise levels outlined in BS8233:2014 with regards to the residential units shall be submitted and approved in writing by the Local Planning Authority. Once approved the scheme shall be implemented before occupation of the residential unit and thereafter maintained in the approved state. No alterations shall be made to the approved structure including roof, doors, windows and external facades, layout of the units or noise barriers without the prior written approval of the Local Planning Authority.

5. Prior to the commencement of the use hereby permitted the approved cooking equipment and odour control system shall be installed; the details of which shall first be submitted to and approved in writing by the Local Planning Authority. The equipment shall thereafter be maintained in accordance with the approved details

6. Upon completion of all works to implement the approved noise levels scheme, testing shall be carried out and a report submitted to the Local Planning Authority to verify the schemes effectiveness. The residential unit shall not be occupied until the scheme has been fully implemented, as approved by Local Planning Authority. The scheme and any required works shall thereafter be maintained in accordance with the approved details.

7. No development shall take place on site until full details of the proposed refuse storage and collection points 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.

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

*(Voting, For 6; Against 0)*

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| Proposed Development \*5.3 Full Application: Extension to distillery, conversion of agricultural store into office, and widening of site access via part removal of stone wall at 34 High Street, Harrington for Mr T Warner Warner Edwards  Application No. KET/2016/0363  Speakers:  None |  | Decision Members received a report which sought approval for a single-storey wrap around extension to be constructed to the northern corner of the existing two-storey distillery building.  Members were advised that the application had been brought to committee due to comments received from the Local Highways Authority regarding the proposed access arrangements. Notwithstanding this, it was continued to be considered by officers that the proposed access arrangements represented a sensible compromise in the interests of balancing highway safety and conservation interests.  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 referenced as follows: 1605-01a; 1605-02; 1605-03a; 1605-100a.

3. 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

4. Any gates provided at the point of access to the site shall be hung so as to open inwards into the site only.

5. No works shall take place on site until full details of all windows, rooflights, doors, shutters, timber finishes and gates have been submitted to and approved in writing by the Local Planning Authority. The works 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 6; Against 0)*

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| Proposed Development \*5.4 Full Application: Two and single storey rear extension at 4 Wilkie Close, Kettering for Mr S Elliott  Application No. KET/2016/0368  Speakers:  None |  | Decision An application was submitted which involved the demolition of the existing single storey rear extension and the erection of a two storey and single storey rear extension.  It was reported that one neighbour objection had been received which related to the proposed position and scale of the extension adjacent to their boundary which would block light and sun from their property and garden.  Given the shallow nature of the two storey component and the relatively low height of the single storey extension on the boundary, it was considered that the proposal would not be unduly overbearing to the neighbouring property.  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(s) Location Plan (KET/2016/0368/1) and Block plan, Existing and proposed elevations and floor plans 16/5/1 received by the Local Planning Authority on 24/05/2016.

3. 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.

4. 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 first floor side elevations or roof plane of the extension.

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

*(Voting, For 6; Against 0)*

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| Proposed Development \*5.2 Full Application: Demolition of existing units and construction of 2 no. retail units and 28 no. flats at 11-12 Newland Street, Kettering for Mr K Odunaiya PlayNest Ltd.  Application No: KET/2016/0321  Speakers  None |  | Decision An application was submitted which sought approval for demolition of existing units and subsequently replaced by a development of up to 4 no. storeys in height.  Members received an update which amended the recommendation to APPROVED as correspondence had been received from the Lead Local Flood Authority to confirm that the applicants had now provided sufficient information to demonstrate that the impacts of the development would not pose an unacceptable risk of flooding subject to the addition of a suitable condition. The condition along with amendments to other conditions, were outlined in the update.  It was reported that this was a high density scheme with shops in the ground floor and flats above.  Members felt that although development was needed on the site this scheme was overdevelopment and quality was being substituted for quantity.  Members expressed concerns with the inadequate amenity space, reliance upon the proposed arrangement of the bike store/storing bikes on a pulley in the flats; window openings to habitable rooms looking closely onto blank walls; questioning the effectiveness of being able to monitor the use of a shared refuse bin storage within the building which would be an awkward for occupiers to use.  Members discussed the application and it was agreed that the application be deferred so that these concerns could be addressed and an opportunity for an improved, less dense arrangement to be submitted, |

*Members voted to defer the application*

*(Voting, For 4; Against 2)*

**16.PC.11** **ENFORCEMENT ACTION MONITORING**

A report was submitted to update members on enforcement monitoring covering the period 1st January 2016 to 30th June 2016.

It was reported that there had been an increase in the number of cases opened, but there had also been a lot of cases closed. Live cases were outlined in the report.

After discussion it was

**RESOLVED** that the report be noted and members provide any feedback they may have relating to the reporting of this information.

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

*act in the matters marked \*)*

*(The meeting started at 6.30 pm and ended at 7.50 pm)*

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

Chair

*AN*