

Full Planning Committee - 19 July 2016

Agenda Update

The North Northamptonshire Joint Core Strategy (the JCS) was adopted by the Joint Planning Committee on 14th July 2016. The JCS now forms part of the Development Plan for the Borough of Kettering. The adopted JCS supersedes the North Northamptonshire Core Spatial Strategy in its entirety.

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

Officers will update the reasons for the conditions in the recommendations to reflect the above.

5.1 KET/2016/0298
90G High Street, Burton Latimer

No update.

5.2 KET/2016/0321
11-12 Newland Street, Kettering

The recommendation is amended to: APPROVED subject to the following Conditions(s)

This is because correspondence has been received from the Lead Local Flood Authority to confirm that the applicants have now provided sufficient information to demonstrate that the impacts of surface water drainage have been adequately addressed. The proposed development will not pose an unacceptable risk of flooding subject to the addition of the following planning condition:

Additional Condition 19: No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall demonstrate the surface water run-off generated up to and including the 1 in 100 year critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in full accordance with the approved details prior to the first occupation of development.

REASON: To ensure a satisfactory means of surface water attenuation and to reduce the risk of flooding both on and off site in accordance with the guidance contained within the National Planning Policy Framework.

Anglian Water consultation response received 13/07/2016 - confirms that there are no assets owned by them within the application site and that the foul sewerage system has available capacity for the scheme. They recommend that an informative is added to any consent to ensure that any trade effluent is appropriately discharged from the site. Officers agree that it would be prudent to do so.

An additional plan has been submitted which shows proposed 2 metre high metal fencing alongside the edge of footpath between the southern edge of the site and the building occupied by Colemans; the footpath running between Newland Street and St Andrews Street.

Officer recommendation:

The following amendments to the proposed conditions are recommended:

Condition 3:

Insert "eaves" after first sentence:

The materials shall be natural and traditional slates or clay tiles, and the external facing brick a red stock brick in accordance with the samples to be approved.

Condition 4

Insert "eaves" after "details of"

New sentence after the first sentence:

The submitted details shall include cills and lintels. Windows and shopfront details facing Newland Street shall be of traditional timber with joinery details prepared at a scale of no less than 1:5

Condition 7

Add after first sentence:

The submitted details shall include 2m high black painted metal railings alongside the southern boundary, secure gates to all entrances, and a scheme of external lighting for the perimeter of the site.

Condition 15:

Amend the wording at the start:

Prior to commencement of development, there shall be submitted to and approved by the Local Planning Authority a Travel Plan.....

New sentence at end of first sentence: The proposals for a Travel Plan shall also include the preparation and distribution for prospective occupiers a residents information pack including public transport options, and identifying a travel plan co-ordinator who will promote, manage and monitor the travel plan, and provide periodic reviews to the LPA in accordance with a frequency agreed by the LPA.

Condition 16: Line 1 insert "sections" after the word 'Plans'

5.3 KET/2016/0363
34 High Street, Harrington

The Local Highway Authority has commented upon the 'Access & Parking' section of the Committee Report. They have confirmed that their minimum access width requirement is in fact 6m (not 4.5m) and that gates should ideally be setback 15m from the highway boundary (not 5.5m), these more stringent requirements are because the access is used by agricultural vehicles.

Notwithstanding this, it is continued to be considered by officers that the proposed access arrangements represent a sensible compromise in the interests of balancing highway safety and conservation interests. A small 1.7m long section of stone wall is to be removed to create a 6m wide entrance point whilst the replacement gate (to be positioned on the same alignment as existing) would be conditioned to open inwards into the site in the interests of highway safety.

Harrington Parish Council consultation response (received 11/07/2016): Support for the application. Building materials need to be in keeping with the existing buildings, this includes the use of timber windows. In the interests of conservation, the stone wall to the front of the site should only be shortened to a minimal extent.

KBC Environmental Health consultation response (received 13/07/2016): No comments or objection.

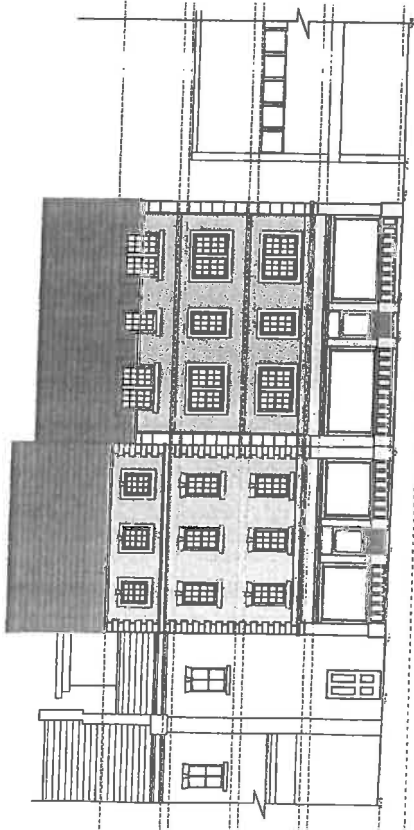
5.4 KET/2016/0368
4 Wilkie Close, Kettering

There is a typo in the Officer's report, in the second paragraph of the Residential Amenity section (page 36 of the agenda) which should read 'The proposed extension would be set 0.3m from the boundary with 5 Wilkie Close'.

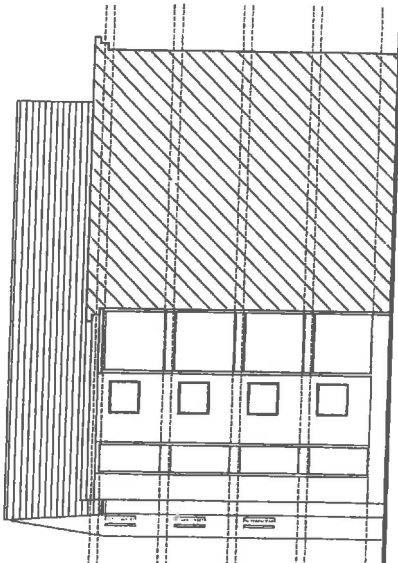
This does not affect the calculations which were made using the drawings and it does not change the officer assessment and recommendation.

5.5 KET/2016/0414
2 Langley Court, Burton Latimer

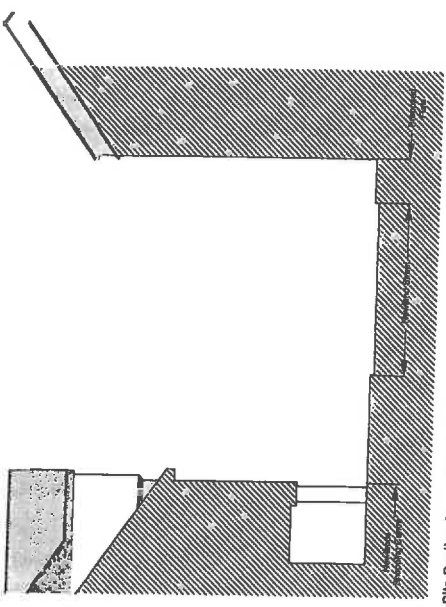
No update.



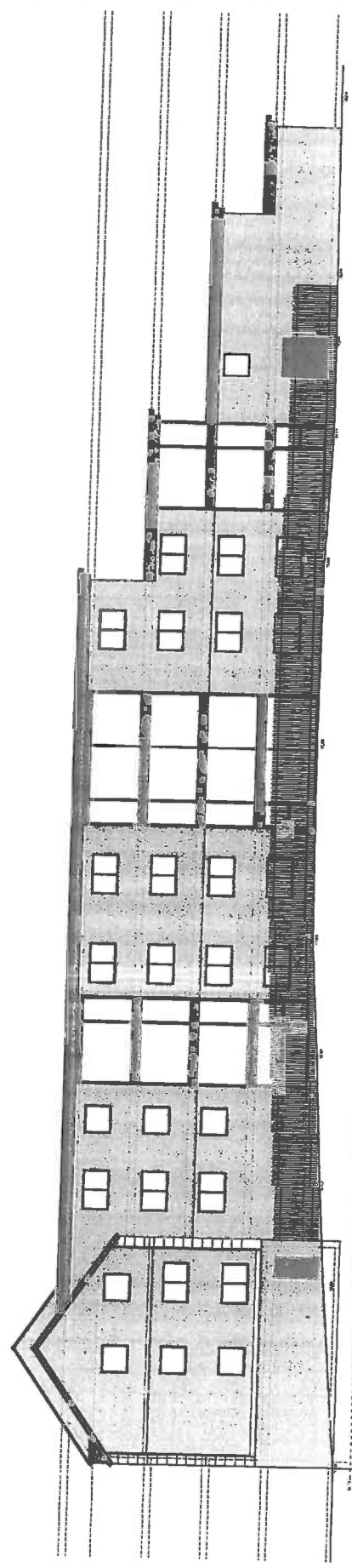
Proposed Front Elevation (View A) Scale 1:100



Proposed Rear Elevation (View B)



Site Section Across Newland Street
Scale 1:100



Proposed Side Elevation (View C)

PLEASE NOTE
THESE DRAWINGS ARE FOR THE PURPOSE OF PLANNING ONLY
THESE ARE NOT CONSTRUCTION DRAWINGS

PLANNING ISSUE

| | | |
|------------|--------------|-----------------------------|
| Rev. C1 | Revised | Added to ILL elevation |
| Drawn: SLD | Checked: AMJ | Date: July 18 |
| Rev. F | Revised | Added |
| Drawn: SLD | Checked: AMJ | Date: July 18 |
| Rev. E | Revised | Blue Bayr door enlarged |
| Drawn: SLD | Checked: AMJ | Date: June 18 |
| Rev. D3 | Revised | Added |
| Drawn: SLD | Checked: AMJ | Date: June 18 |
| Rev. D2 | Revised | Door added |
| Drawn: SLD | Checked: AMJ | Date: May 18 |
| Rev. D1 | Revised | Added from planning meeting |
| Drawn: SLD | Checked: AMJ | Date: April 18 |
| Rev. A | Revised | Added to the rear wall |
| Drawn: SLD | Checked: AMJ | Date: Feb. 18 |

KET/2016/0321 - ADDITIONAL PLAN

blueprint

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|------------------------------------|---------------------------------------------|
| Proposed Residential Development 1 | 1-12 Newlands St, Kilmarnock, Ayrshire S.W. |
| Proposed Elevations - Sheet 1 | |
| DATE | 15-04-15 |
| SCALE | 1:100 |
| PROJECT NO. | 15-048-P5G |

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