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

**PLANNING COMMITTEE**

# Meeting held – 16th August 2016

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

Councillors Linda Adams, Ash Davies, Ian Jelley, Cliff Moreton, Mark Rowley, Lesley Thurland, Greg Titcombe and Keli Watts

**16.PC.12 APOLOGIES**

Apologies for absence were received from Councillor David Soans and it was noted that Councillor Ian Jelley would be acting as substitute.

**16.PC.13 DECLARATIONS OF INTEREST**

Councillor Watts declared an interest in item 5.1 as the treasurer of Maplefields Community Association and stated her intention to withdraw from the meeting during this item.

Councillor Davies declared an interest in item 5.1 as a member of the Maplefields Community Association Committee and stated his intention to withdraw from the meeting during this item.

**\*16.PC.14 MINUTES**

**RESOLVED** that the minutes of the meetings of the Planning Committee held on 19th July 2016 be approved as a correct record and signed by the Chair

\***16.PC.15 ITEMS OF URGENT BUSINESS**

None

**\*16.PC.16 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. Five 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:-

*(Councillors Thurland and Davies declared an interest in the following item and left the room during discussion)*

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| Proposed Development 5.1\* Outline Application: Demolition of school buildings and construction of up to 17 no. dwellings with associated access, open space and landscaping at Maplefields School, Beatrice Road, Kettering for Northamptonshire County Council    Application No: KET/2016/0303  Speakers:  Councillor James Burton attended the meeting and spoke as Ward Councillor. Although the idea of development on this site was generally supported it was felt that 17 units would be too many and it would be better if the site was used for quality family properties including bungalows. Concerns were also raised regarding the certainty of a community centre on the site. |  | Decision An application was submitted which sought outline permission for 17 no. dwellings with all matters reserved for future assessment, with the exception of the proposed access arrangements at the site.  The committee heard that the site had been vacant since 2012 and the area was characterised by residential units predominantly 2 storey.  It was noted that the S106 heads of terms had been set and the monies would be spent on specified schemes.  Members expressed concern regarding comments received from the Police but were ensured planning out crime measures would be considered under reserved matters.  It was agreed that planning permission be approvedsubject to a S106 agreement being entered into and to the following conditions:- |

1. Approval of the details of the access beyond the first 10m measured back from Britannia Road, appearance, landscaping, layout and scale (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

2. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

3. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this planning permission.

4. The development hereby permitted shall not be carried out other than in accordance with the approved plans referenced as follows: K0038A; 131000 0144 Rev 0.

5. The access shall be laid out in full accordance with the details provided upon the approved plan: 'Proposed Access' (131000 0144 Rev 0) before the first occupation of the development hereby approved.

6. No development (including any demolition work) shall take place on site until a scheme for boundary treatment has been submitted to and approved in writing by the Local Planning Authority. As part of the scheme to be submitted, full details shall be provided of how the existing brick wall of approximately 4m in height that forms part of an existing outbuilding to be demolished upon the eastern boundary of the application site (running the boundary with No. 80 Beatrice Road) shall be either retained and stabilised or replaced. The development shall not be occupied until the approved scheme has been fully implemented in accordance with the approved details.

7. No demolition or site clearance works shall occur during the bird nesting season which would result in disturbance or loss of habitat of nesting birds; the bird nesting season runs between the months of March and August.

8. Prior to the commencement of development or any site clearance works, in accordance with the recommendations contained within the submitted Extended Phase 1 Habitat Survey (April 2016), further bat activity surveys shall be undertaken and submitted to and approved in writing by the local planning authority. Development and site clearance works shall be undertaken in accordance with the conclusions of the survey work where relevant.

9. No development or site clearance works shall take place on the site until a scheme for the protection of all trees to be retained produced in accordance with BS5837 (Trees in Relation to design, demolition and construction 2012: Recommendations) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the method of excavation, method of construction and protective fencing. The development shall not be carried out other than in accordance with the approved details and the protection measures shall be maintained throughout the development.

10. 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 drainage strategy 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 accordance with the approved details before the development is completed. The details of the scheme shall include:

a) Details (i.e. designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets and attenuation basins.

b) Cross sections of all control chambers (including site specific levels AOD) and manufacturers’ hydraulic curves for all hydro brakes and any other flow control devices.

11. Prior to the commencement of development a detailed scheme for the maintenance and upkeep of every element of the surface water drainage system proposed on the site shall be submitted to and approved in writing by the Local Planning Authority and the maintenance plan shall be carried out in full thereafter. This scheme shall include details of any drainage elements that will require replacement within the lifetime of the proposed development.

12. Due to the previous potentially contaminative use of the site and the underlying geology present throughout Northamptonshire at which the levels of some naturally occurring contaminants frequently exceed the levels at which the risk to human health would be considered acceptable for residential land use; it is expected that there may be unacceptable risks to future occupiers of the site without the following investigation being carried out.

Development on land affected by contamination:

Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts a to d have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition d has been complied with in relation to that contamination.

A. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,

- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,

- adjoining land,

- groundwaters and surface waters,

- ecological systems,

- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11(or any model procedures revoking and replacing those model procedures with or without modification)'.

B. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

D. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition a, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition b, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition c.

13. Prior to the commencement of development a Demolition and Construction Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the demolition and construction works.

14. No development shall take place on site until full details of proposed refuse storage and a refuse collection point have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided prior to the occupation of any of the dwellings affected and retained as approved thereafter.

15. Prior to the commencement of development a programme of archaeological work, in accordance with a written scheme of investigation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details.

16. Prior to the commencement of development a scheme and timetable detailing the provision of fire hydrants and their associated infrastructure shall be submitted to and approved in writing by the Local Planning Authority. The fire hydrants and associated infrastructure shall thereafter be provided in accordance with the approved scheme and timetable.

17. This planning permission is for a maximum of 17 no. residential units, subject to design principles that have been first submitted to and approved by the Local Planning Authority.

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

*(Voting For 5; Against: 0)*

*(Councillor Adams joined the meeting at 6.59 pm)*

*(Councillors Thurland and Davies re-joined the meeting)*

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| Proposed Development \*5.2 Full Application: Demolition if 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:  Mr Matthew Ballard attended the meeting and addressed the committee. Concerns were raised regarding the lack of parking, the overdevelopment and amenity of the site, and the alley way.  Mr Odunaiya attended the meeting and outlined the measures taken following the deferral at the previous committee, which included redesigning bike storage and employing a management company to monitor the new lockable bin storage area. |  | Decision The committee received a supplementary report following the deferral of the item at the 19th July committee. It was deferred to allow the opportunity for alterations to be negotiated to the scheme. Concerns were raised by Members that the proposed number of flats and their configuration would lead to an overdevelopment of the site. The bin store and cycle store arrangements were also questioned in terms of their suitability.  Following the Committee, a meeting was held between officers and the applicants in the interests of negotiating an appropriate way to tackle the relevant issues. It was agreed that the applicants submit a supplemental Planning Statement to explain the evolution of the design of the scheme and how they have responded to the individual requirements of external consultees as part of this process. The applicant also agreed to submit revised floor plans and elevations in the interests of reconfiguring the proposed cycle storage arrangements and enlarging side elevation window openings to the southern elevation (in the interests of promoting outlook and natural light for future occupiers). An ‘Estate Management Monitoring Statement’ was also submitted.  Members raised concerns regarding overdevelopment of the site, the quality of life for future residents, lack of parking, the safety of the bin store, and the quality of design.  It was agreed that the application be refused subject to the following reasons: - |

1. The proposed development would constitute an overdevelopment of a tightly constrained urban site.  This would be to the detriment of the amenities of the future residential occupiers of the scheme.  The scheme has only small communal amenity areas on the site to accommodate the needs of 28 dwellings. It also relies upon an internal communal bin store area (beneath a proposed apartment) This would be an awkward arrangement for individual units and to function satisfactorily be reliant upon active and daily monitoring by a management company including the use of CCTV.  Furthermore, there would be a poor standard of outlook for many of the proposed apartments eg habitable rooms face close onto a blank flank wall positioned to the northern boundary of the site, thus combining to present a poor standard of living for future occupants. The scheme would therefore be in non-compliance with Policies 1 and 8 of the North Northamptonshire Joint Core Strategy and the policy guidance contained within the National Planning Policy Framework.

By virtue of the extensive footprint coverage of the proposed built development upon the site the scheme is only able to provide 3no.drop off spaces.  Notwithstanding the sustainable town centre location of the site, the scheme would result in a large number of new units of accommodation without vehicle parking in an area typified by constrained car parking opportunities for existing properties or uses. It could reasonably be anticipated that this proposal (for market housing) would generate a demand for parking.

In balancing the provision for on-site car parking to serve the development’s needs and effective travel plan measures Policy 6 of the Kettering Town Centre Area Action Plan (AAP) (2011) states that: “low or zero parking may be acceptable on sites in close proximity to services, amenities and public transport where it can be demonstrate that sustainable travel alternatives are accessible and are integrated into travel Plans. Proposals for 15 or more dwellings will include at least one parking space for a car club or car share vehicle.

In this case the proposal for zero level of resident parking is an inappropriate balance for this development. The proposal is considered contrary to Policy 8 of the North Northamptonshire Joint Core Strategy and Policy 6 of the AAP.

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

*(Voting, For 0; Against 8)*

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| Proposed Development \*5.3 s.73 Application: Variation of condition 1 Listed plans in relation to update of house types and re-distribution of affordable housing, Condition 2 Landscaping and Condition 4 Materials of KET/2013/0329 at Powell Lane (land to west of), Barton Seagrave for Miss O York Redrow South Midlands  Application No. KET/2016/0345  Speakers:  Sean Johnson attended the meeting and raised concerns regarding the significant increase of loss of light and overlooking resulting from the amended proposed layout. Members were advised that the new layout resulted in one more property on the site |  | Decision The committee received a report which sought variation to a number of conditions on the reserved matters approval for this phase of development.  The committee heard that the principle of development was acceptable. It was a minor change to a large development and fitted in with all the requirements.  In response to the speakers comments members were assured that there was a generous amount of separation between the dwellings and the newly proposed gable end would be less of an overlooking issue than the original permission.  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 following plans:-

Site Location plan NMA 300B 09/05/16

Site Layout SL-3-01D 09/05/16

Materials Layout ML3-01E 09/05/16

Landscape Proposals Overview L14E 07/06/16

Landscape Proposals - Sheet 3 of 5 L10D 07/06/16

Landscape Proposals - Sheet 4 of 5 L11E 27/06/16

Landscape Proposals - Sheet 5 of 5 L12D 07/06/16

House Type York - Floor plans YOR-3-01C 09/05/16

House Type York - Elevations YOR-3-02D 07/06/16

House Type Welwyn - Floor plans WEL-3-01C 09/05/16

House Type Welwyn - Elevations WEL-3-02C 09/05/16

House Type Tweed - Floor plans TWE-3-01C 09/05/16

House Type Tweed - Elevations TWE-3-02C 09/05/16

House Type Shrewsbury - Floor plans SHR-3-01D 09/05/16

House Type Shrewsbury - Elevations SHR-3-02B 09/05/16

House Type Oxford - Floor plans OXF-3-01C 09/05/16

House Type Oxford - Elevations Sheet 1 OXF-3-02C 09/05/16

House Type Oxford - Elevations Sheet 2 OXF-3-03C 09/05/16

House Type Letchworth - Floor plans LET-3-01C 09/05/16

House Type Letchworth - Elevations Sheet 1 LET-3-02C 09/05/16

House Type Letchworth - Elevations Sheet 2 LET-3-03C 09/05/16

House Type Tavy - Floor plans TAV-3-01E 09/05/16

House Type Tavy - Elevations TAV-3-02E 09/05/16

House Type Broadway - Floor plans BRO-3-01D 09/05/16

House Type Broadway - Elevations BRO-3-02D 09/05/16

House Type Evesham - Floor plans and Elevations Sheet 1 EVE-3-01C 09/05/16

House Type Evesham - Floor plans and Elevations Sheet 2 EVE-3-02D 09/05/16

House Type Dart - Floor plans DAR-3-02B 09/05/16

House Type Dart - Elevations DAR-3-03B 09/05/16

House Type Stratford - Elevations sheet 1 STR-3-02B 10/06/16

House Type Stratford - floor plans STR-3-01D 10/06/16

House Type Cambridge - floor plan CAM-3-01C 10/06/16

House Type Cambridge - elevations CAM-3-02D 07/06/16

House Type Kenilworth - floor plans KEN-5-01 07/06/16

House Type Kenilworth 5 - elevations KEN-5-02 07/06/16

House Type Kenilworth 5 - elevations KEN-5-03 07/06/16

2. The approved landscaping as shown on plan reference L14 E received on 7 June 2016 shall be carried out in the first planting and seeding seasons following the occupation of any dwelling within Phase three (as shown on Site Layout - Phase 3 Plan reference SL-3-01 D received on 9 May 2016). Any trees or plants, which within a period of 5 years from the date of planting die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.

3. The facing materials to be used in the construction of the dwellings hereby approved shall be as shown on plan reference ML3-01 E received on 9 May 2016. The development shall not be carried out other than in accordance with the approved details.

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) there shall be no removal of any window or door inserted within an elevation which faces the highway, footpath or parking area permitted by Class A of Part 1 of Schedule 2 of the Order.

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 additional openings permitted by Schedule 2, Part 1 Classes A or C shall be made in the east or west elevations or roof plane of plots 238 and 241, the northern elevation of plot 222, or the western elevation of plot 251.

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 side or front extensions, buildings or structures forward of the approved garages (as shown on the amended Site Layout - Phase 3 Plan reference SL-3-01 D received on 9 May 2016) permitted by Class A or Class E of Part 1 of Schedule 2 of the Order shall be constructed on plots 222 - 251 (inclusive), 268 - 269 and 279 - 282 (inclusive).

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

*(Voting, For 8; Against 0)*

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| Proposed Development \*5.8 Full Application: Single storey side and rear extension at 1 Wallis Crescent, Kettering and Mr C Bletsoe  Application No. KET/2016/0469  Speakers:  Mr Bletsoe attended the meeting and explained that the extension was being applied for sooner than expected due to subsidence of the existing utility area. |  | Decision The committee received a report which sought approval for a single storey side and rear extension that would enlarge the kitchen and replace the utility room.  The committee heard that the application would cause a small impact on light but would not cause an overriding loss of amenity.  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 submitted with the application.

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 north west elevation or roof plane of the building.

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

*(Voting, For 8; Against 0)*

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| Proposed Development \*5.4 Full Application: Single storey rear extension, loft conversion with dormer windows, roof and garage extension, installation of air source heat pump at 3 Barlows Lane, Wilbarston for Mr & Mrs Heath  Application No: KET/2016/0395  Speakers  None |  | Decision The committee received a report which sought approval for a single storey rear extension, loft conversion with dormer windows, roof and garage extension.  The committee heard that amendments had been sought as the design, size and location of the proposed dormers was considered to adversely impact on the character and appearance of the existing dwellinghouse and the Conservation Area, and the proposed first floor window in the west elevation window was considered to overlook the adjacent neighbours at No.5 Barlows Lane leading to a loss of privacy to both the adjacent neighbours and future occupiers.  The revised scheme retained the removal of part of the boundary wall, the gable roof above the garage, the single storey rear extension and the installation of an air source heat pump, but replaced the gable roof above the front dormers with a flat roof and moved them down from the ridge line, reduced them in size and replaced the front roof light with an flat roofed additional dormer. Two small flat roofed dormers had been added to the rear roof plane and the first floor window in the west elevation had been replaced with a high level, obscure glazed fixed shut window.  The amended scheme was consulted on for 7 days.  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 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.

3. The window at first floor level on the southwest elevation shall be non-opening and glazed with obscured glass and thereafter shall be permanently retained in that form.

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 gate, fence, wall or other means of enclosure permitted by Class A of Part 2 of Schedule 2 of the Order shall be erected, constructed, maintained, improved of altered forward of the front (northwest) building line at the application site.

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

*(Voting, For 8; Against 0)*

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| Proposed Development \*5.5 Full Application: Two storey rear extension at 32 Old Gorse Way, Mawsley for Mr & Mrs Frost  Application No: KET/2016/0431  Speakers  None |  | Decision The committee received a report which sought full planning permission for a two storey rear extension proposed to be finished in matching materials.  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 detailed below.

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 and the windows shall match the colour and design of the existing windows.

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 8; Against 0)*

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| Proposed Development \*5.6 Full Application: 1 no. dwelling with garage at Bantham Close & High Street (corner of), Broughton for MR M Krajewski  Application No: KET/2016/0462  Speakers  None |  | Decision The committee received a report which sought approval of full planning permission for 1 no. dwelling with garage.  Following discussions members agreed that the application be deferred for further clarification on the squaring off of the road, the highways objection, details of the garaging and parking spaces, and the showing the siting of the BT box in front of the site. |

*Members voted on to defer the application for further clarification*

*(Voting, For 8; Against 0)*

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| Proposed Development \*5.7 Full Application: Enclosed swimming pool at 56 Pytchely Road, Kettering for Mr & Mrs M Whitehouse  Application No: KET/2016/0465  Speakers  None |  | Decision The committee received a report which sought full planning permission for a swimming pool enclosure.  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 detailed below.

3. No development shall commence on site until details of the types and colours of all external facing and roofing materials to be used and details of boundary treatment 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 details.

4. Prior to the commencement of development a scheme for the provision of the surface/roof and waste water drainage and arrangements to deal with a system breach shall be 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 scheme.

5. No development shall take place on site until a scheme and a noise survey has been submitted to and approved in writing by the Local Planning Authority which specifies the provisions to be made for the control of noise from plant or machinery emanating from the site and expected noise levels. The development shall not be carried out other than in accordance with the approved scheme and survey and shall remain in place thereafter.

6. No development shall take place, until details of the method of construction have been submitted to, and approved in writing by the local planning authority. The details shall include arrangements proposed for: the parking of vehicles of site operatives and visitors; loading and unloading of plant and materials; storage of plant and materials used in constructing the development; measures to control the emission of dust, dirt and light during construction; and delivery and construction working hours, together with details of the arrangements that we will put in place to works necessary on others land. The approved details shall be adhered to throughout the construction period for the development.

7. 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 shall be made in the north/south side or the rear/west elevations of the building hereby permitted.

8. The development shall be only for purposes incidental to the residential occupation of the single dwelling house at 56 Pytchley Road, Kettering and not for any business or commercial use.

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

*(Voting, For 8; Against 0)*

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

*act in the matters marked \*)*

*(The meeting started at 6.30 pm and ended at 8.30 pm)*

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

Chair

*AN*