

**BOROUGH OF KETTERING**

**PLANNING COMMITTEE**

**Meeting held – 13<sup>th</sup> December 2016**

**Present:** Councillor Shirley Lynch (Chair)  
Councillors Linda Adams, Ash Davies, Lesley Thurland, David Soans  
and Keli Watts, Mark Rowley, Cliff Moreton

**16.PC.32 APOLOGIES**

Apologies for absence were received from Councillor Greg Titcombe

**16.PC.33 DECLARATIONS OF INTEREST**

Councillor David Soans declared an interest in item 5.8 due to his position on Desborough Town Council.

Councillor Lesley Thurland declared an interest in item 5.7 due to her position as Ward Councillor for the development.

**\*16.PC.34 MINUTES**

**RESOLVED** that the minutes of the meeting of the Planning Committee held on 8<sup>th</sup> November 2016 be approved as a correct record and signed by the Chair.

**\*16.PC.35 ITEMS OF URGENT BUSINESS**

None

**\*16.PC.36 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. Three 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:-

<u>Proposed Development</u>	<u>Decision</u>
<p>5.1 Full Application: Change of use from beauty salon to small-scale House in Multiple Occupation (to be occupied by up to 6 no. residents) at 39 Cobden Street, Kettering for Miss A Bazini</p> <p>Application No: KET/2016/0487</p> <p><u>Speakers:</u></p> <p>Gavin Markham, Agent for the applicant attended the meeting and gave his views on the property, stating that the change of use would benefit and suit the locality.</p>	<p>The Committee received a report which sought full planning permission for the Change of use from Beauty Spa to small scale HMO to be occupied by up to 6 residents. No changes to the exterior of the building, other than changes from frosted to clear glass in the windows to ground floor bedrooms were proposed.</p> <p>An update was provided which stated that bedroom 2 was still below our space guidelines however, with the additional living and dining space that had been made available as well as the additional toilets/shower rooms, it was felt that the current size should suffice.</p> <p>The committee heard the proposed building was currently vacant and that the change in use would result in no detriment to character/appearance of the building.</p> <p>Members considered the impact on local parking issues and local amenities. Members were concerned with the quality of life due to the location of the bin/waste provision.</p> <p>Members were assured that the waste shelter inside the dwelling was properly ventilated as per regulations and that it was common for waste bins to be located inside a dwelling.</p> <p>Members agreed that the building should be used in a residential capacity which was in keeping with the local area.</p> <p>It was agreed that the application be <b>APPROVED</b> subject to the following conditions: -</p>

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: KET/2016/0487/7; KET/2016/0487/1b; KET/2016/0487/2b; KET/2016/0487/3b; KET/2016/0487/4b.
3. The House of Multiple Occupation (HMO) hereby approved shall be occupied by no more than six persons at any time in perpetuity.
4. Prior to the first occupation of the development full details of a scheme for the storage of refuse, including a programme of management and maintenance of the facilities to be provided, shall be submitted to and approved in writing by the Local Planning Authority. The use of the development shall not commence until the approved scheme has been fully implemented, the scheme shall be retained as approved at all times thereafter.
5. Prior to first occupation of the use hereby approved, the ground floor bedroom windows on the front (north) elevation serving Bedrooms 1, 2 and 3 as annotated on approved plan KET/2016/0487/2b received on 25/11/2016 shall be glazed with clear glass and thereafter shall be permanently retained in that form.
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 southern elevation or roof plane of the building.
7. Prior to first occupation of the use hereby approved, a scheme for the secure storage of cycles shall be submitted to and approved in writing by the Local Planning Authority. The use of the building shall not commence until the approved scheme has been fully implemented and shall permanently be retained in that form for the secure storage of cycles.
8. The development shall be carried out in accordance with the approved Construction Management Plan.

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

*(Voting For 5; Against: 2)*

<u>Proposed Development</u>	<u>Decision</u>
<p data-bbox="177 170 775 389">5.3 Full Application: Demolition of existing units and construction of 2 no. retail units and 24 no. flats with associated parking at 11-12 Newlans Street, Kettering for Mr K Odunaiya PlayNest Ltd</p> <p data-bbox="284 427 735 465">Application No: KET/2016/0674</p> <p data-bbox="177 504 336 542"><u>Speakers:</u></p> <p data-bbox="177 575 775 1010">Ward Councillor James Burton attended the meeting and stated that he was pleased that this development finally had a planning application for the sight. Councillor Burton believed this was the best application for the sight to date but also sought clarification regarding a number of issues including lighting and CCTV. He also sought clarification on the viability of the development as previous applications had resulted in a financial loss.</p>	<p data-bbox="815 170 1410 1122">The committee received a report which sought approval for demolition of existing units construction of retail units, flats and associated parking. It was proposed that the existing built form on site be demolished and subsequently replaced by a development of up to 4 no. storeys in height. To the Newland Street frontage of the site the proposed development would cover the full width of the site and would incorporate 2 no. integral retail units at ground floor level – these would provide 83 and 87 sq. m of internal floor area respectively. It was proposed that traditionally styled ground floor shopfronts be provided, above which brick-built elevations were proposed to be articulated by sash-style windows and stone detailing, including quoining to the sides of the buildings. Dual-pitched roof elements were also proposed to the Newland Street facing part of the works – flat-roofed elements would be introduced to the rear (east).</p> <p data-bbox="815 1160 1410 1305">The Committee were informed of the inspectors report which stated that the amended plan has overcome objection of the planning inspector.</p> <p data-bbox="815 1344 1410 1890">Members heard that the proposals represented a significantly revised scheme compared to a similar application at the site that was refused earlier this year (KET/2016/0321). The previous scheme involved the construction of 2 no. retail units and 28 no. flats. This new scheme, in comparison, would provide 4 no. fewer flats at ground floor level. An undercroft car parking area to accommodate 11 no. on-site car parking was instead proposed at ground floor level, which would be accessed from St. Andrews Street.</p> <p data-bbox="815 1928 1410 2072">The committee heard that following a previous planning application that was rejected, this revised plan allowed for 11 on site spaces for the residents.</p>

	<p>It was suggested that the application be subject to the alleyway next to the development being improved with lighting, CCTV and landscaping.</p> <p>Members heard that this was the third attempt to gain planning application for this disused site.</p> <p>Members were reassured that there would be sufficient improvements made to the alleyway to ensure it was safe and inviting as per the application and scheme of lighting condition.</p> <p>It was agreed that the application be <b>APPROVED</b> subject to the following conditions: -</p>
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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: 15-049-P1; 15-049-P2A; 15-049-P30D; 15-049-P31A; 15-049-P32B; 15-049-P33C; 15-049-P34.
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 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 provided. The development shall not be carried out other than in accordance with the approved details.
4. Glazing bar details are not hereby approved. No development shall take place on site until full details of all windows (including their surrounds and glazing bars), eaves, doors and shopfronts have been submitted to and approved in writing by the Local Planning Authority. 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. The development shall not be carried out other than in accordance with the approved details.
5. Prior to the first occupation of the development full details of a scheme for the storage of refuse, including a programme of management and maintenance of the facilities to be provided, shall be submitted to and approved in writing by the Local Planning Authority. The use of the development shall not commence until the approved scheme has been fully implemented, the scheme shall be retained as approved at all times thereafter.
6. No development shall take place until a programme of archaeological work, in accordance with a written scheme of investigation, has been submitted to and

(Planning No. 5)

13.12.16

approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details.

7. No development shall take place on site until a scheme for boundary treatment has been submitted to and approved in writing by the Local Planning Authority. 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. The development shall not be occupied until the approved scheme has been fully implemented in accordance with the approved details.
8. 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 demolition and construction works unless otherwise agreed in writing by the Local Planning Authority.
9. Construction works audible at the site boundary shall not exceed the following times: Monday to Friday 0800-1800 hours, Saturday 08:30 to 13:30 hours and no time whatsoever on Sundays or Public / Bank Holidays. This includes deliveries to the site and any work undertaken by contractors and sub-contractors.
10. Prior to the commencement of development an Air Quality Assessment assessing the impact of local air quality on occupiers of the approved development against the National Air Quality Standards and Objectives shall be submitted to and approved in writing by the Local Planning Authority. The document to be submitted shall identify exceedances of the air quality objectives in addition to any associated mitigation measures required to reduce exposure. All approved mitigation measures shall be implemented in full prior to the first occupation of the development and shall be retained at all times thereafter.
11. 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 B 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.

#### 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

(Planning No. 6)

13.12.16

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, 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.

12. The ground floor retail premises hereby approved shall not be open to the public before 0700 hours or after 1900 hours on Mondays to Saturdays, nor before 1000 hours or after 1600 hours on Sundays and Bank Holidays.
13. No vehicles making deliveries to the ground floor retail units hereby approved shall enter or leave the site except between the hours of 0700 and 1900 Mondays to Saturdays. There shall be no deliveries, or operation of plant or machinery on Sundays or Bank Holidays.
14. Prior to the commencement of development a Travel Plan shall be submitted to and approved in writing by the Local Highway Authority. The Travel Plan shall indicate how it is intended to encourage and implement proposals which will result in a reduction in the need for car borne traffic to/from the site. The proposals for a Travel Plan shall also include the preparation and distribution, for prospective occupiers, of a residents information pack to include public transport options and details of an identified Travel Plan Co-ordinator who will promote, manage and monitor the Travel Plan and shall provide periodic reviews to the Local Planning Authority in accordance with a frequency to be agreed with the Local Planning Authority. The Travel Plan shall be implemented in full accordance with the approved details.
15. No development shall take place until a sectional plan prepared to a scale of not less than 1:500 showing details of existing and intended final ground and finished floor levels has 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.
16. Notwithstanding the provisions of Schedule 2, Part 3 of The Town and Country Planning (General Permitted Development) Order 2015 (as amended), the

ground floor retail units hereby approved (annotated Number 11 and Number 12, Newland Street upon approved plan 15-049-P30C) shall be used only for retailing (Use Class A1) and for no other purpose whatsoever.

17. This permission is for 24no. flats located across a total of four stories of accommodation (as annotated on approved floorplans 15-049-P30C; 15-049-P34 & 15-049-P31A) and for 2no. ground floor retail units providing a combined gross internal floor space of 171 sq. m (as annotated on approved floorplan 15-049-P30C).
18. 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.
19. No development shall take place until a detailed scheme for the ownership and maintenance for every element of the surface water drainage system proposed on the site has been submitted to and approved in writing by the Local Planning Authority and the maintenance plan shall be carried out in full thereafter.
20. Prior to the first occupation of the development hereby approved the proposed management details of all common areas including full details of the closed circuit television (CCTV) system to be installed, to include details of how the system shall be monitored, shall be submitted to and approved in writing by the Local Planning Authority. This shall include identifying all the activities to be covered by the management regime, their frequency and the contingencies for dealing with issues arising that need attention. Development shall be implemented and maintained in full accordance with the approved details.

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

*(Voting, For 7; Against 0;)*



<u>Proposed Development</u>	<u>Decision</u>
<p>*5.5 Full Application: Replace wooden windows with UPVC to front elevation at 7 Scholars Row, Mawsley for Mrs F Harper-Green</p> <p>Application No. KET/2016/0711</p> <p><u>Speakers:</u></p> <p>Councillor James Hakewill attended the meeting and gave his support to the application. Councillor Hakewill stated that in full knowledge of Article 4 in the conservation regulation in Mawsley, Windows had to be Wooden as per the article. Councillor Hakewill presented an alternative UPVC that has been made to mirror the appearance of wooden framed windows with the advantages of UPVC.</p> <p>Fran Harper Green, applicant advised the committee that as a resident of Mawsley since 2002, she was currently living in a 12 year old home in which the wooden window frames had become rotten and that there was a significant gap between the wall and window frame resulting in cold wind being able to blow through. Heating bills had been affected.</p>	<p>The Committee received a report which sought full planning permission for the replacement of the existing timber windows with UPVC to the front elevation.</p> <p>Members heard that although this may not be suitable for all properties in the area, it would be suitable for some to keep in line with local character.</p> <p>Members expressed their support for the application as it presented a good green initiative to reduce the carbon footprint.</p> <p>It was agreed that the application be <b>APPROVED</b> subject to the following conditions: -</p>

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 windows hereby permitted shall be white or off-white in colour and shall remain that colour in perpetuity.
4. The sills shall be stub and not project beyond the external face of the brickwork.

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

*(Voting, For 7; Against 0)*

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.7 Full Application: Demolish existing bungalow and double garage. Erection of 7 no. one bedroom flats and 1 no. two bedroom flat at 163 Beatrice Road for R.s. Assests Ltd &amp; S. Wilkinson</p> <p>Application No. KET/2016/0740</p> <p><u>Speakers:</u></p> <p>Cllr Burton as ward councillor attended the meeting and gave his views on the demolition and erection of flats. Expressed concerns with local amenity impact correlating with surround applications for HMO. Cllr Burton thought that this would result in an overdevelopment for the area.</p>	<p>The Committee received a report which seeks the demolition of the existing bungalow and construction of 8no. 1 bedroom flats. The flats will be constructed from 2 buildings with a central link measuring 8.7m in height. Elevations will be rendered with a concrete tile roof. To the rear of the flats within the garden curtilage of the existing bungalow is proposed 8no. parking spaces and a separate building for a bin-store and cycle-store which is 4.5m in height.</p> <p>An update had been given regarding two additional objections that had been received from surrounding residents in relation to an adverse impact on parking and highways safety.</p> <p>The committee heard that this development would include facilities for off road parking including storage for cycle and mobility scooters,</p> <p>Members expressed their views that one of the flats in the development was actually below the (minimum) space standards (Officer comment: this would be by a small amount) and that this development would have a detrimental impact locally</p> <p>Members also considered the idea that a development of flats was not in keeping with the local character/history of the area, and that they were concerned that this would result in an overdevelopment of the area.</p> <p>Members were reminded that any reason for refusal had to be for planning reasons.</p> <p>The committee raised the point that there would be a level of noise pollution and disturbance to local amenities for existing properties referring to policy 8.</p> <p>Members expressed concerns regarding the lack of parking facilities for the residents of the development.</p>

	<p>Members confirmed the conditions in which any motion for rejection would be brought forward including the impact on local character, parking issues and the “inacceptable” impact on local amenities for surrounding and existing residents.</p> <p>It was agreed that the application be <b>REFUSED</b> subject to the following reasons: -</p>
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The built form (including the bulk) of the proposal for 8 No Flats with a layout that relies upon a parking court and drive in the garden land at the rear of the site to be accessed through a drive-under, is considered to be out of character with other two storey (or similar) residential properties in the immediate locality or street.

From development of this density or scale, the resulting comings and goings on this site particularly at the rear, will have a detrimental impact on the residential amenity of adjoining or other nearby neighbours.

The proposal is therefore considered to be contrary to Policy 8 of the North Northamptonshire Joint Core Strategy

*Members voted on the officers' recommendation to refuse the application*

*(Voting, For 1; Against 6)*

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.2 Full Application: Two storey side and rear extension and loft conversion at 44 Salisbury Street for Mr J Bhangal</p> <p>Application No: KET/2016/0656</p> <p><u>Speakers</u></p>	<p>The Committee received a report which sought consent for a two storey side extension with integral garage and loft conversion within the existing dwelling and roof of the extension.</p> <p>Members heard a surrounding property had already previously been extended to a similar degree, and that the only issues would be around the final design and if other surrounding neighbours had any objections to the development.</p> <p>It was agreed that the application be <b>APPROVED</b> subject to the following conditions: -</p>

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 only be carried out in accordance with the following approved amended plan Job No. 004161 Drg No. MPD-PL-4161 Issue 03/03 received 8 November 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.

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

*(Voting, For 7; Against 0)*

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.4 Full Application: Single storey rear extension and extension to garage at 43 Milldale Road for Mr M Thomas.</p> <p>Application No: KET/2016/0702</p> <p><u>Speakers</u></p>	<p>The committee received a report which sought approval to demolish the existing garage and attached walkway and erect 2 no. single storey elements to the following maximum dimensions:</p> <ul style="list-style-type: none"> <li>• Rear element: 7m wide, 3m deep, 2.2m to the eaves and 3.4m to the ridge</li> <li>• Garage and annexe element: 4.225m (front) - 4.6m (rear) wide, 15.8m deep, 2.4m to the eaves, 3.5m to the ridge and 3.8m to the height of the parapet.</li> </ul> <p>Amendments have been made during the application to address officer and neighbour concerns which include:</p> <ul style="list-style-type: none"> <li>• Reduction in the height of the garage and annexe element by 0.4m</li> <li>• Obscure glazing to upper height windows on south elevation of the annexe element.</li> </ul> <p>An update was given stating that one the neighbours had reiterated previous comments concerning height and impact on neighbouring properties.</p> <p>The meeting heard that this development was to take place in an urban area and that approval was recommended</p> <p>It was agreed that the application be <b>APPROVED</b> subject to the following conditions: -</p>

1. 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, except the western and southern elevations of the annexe element which shall be wooden cladding.

3. The development hereby permitted shall not be carried out other than in accordance with the amended plan number MD/P/01C received by the Local Planning Authority on 07/11/2016.

4. The upper level windows on the southern elevation of the annexe element of the extension hereby permitted shall be non-opening and glazed with obscured glass and thereafter shall be permanently retained in that form.

5. The annexe element of the extension hereby permitted shall not be occupied other than as part of the single residential use of the dwelling known as 43 Milldale Road, Kettering.

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

*(Voting, For 7; Against 0)*

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.6 Full Application: 3 no. bungalows including access, parking and amenity space at 8 Bridle road, Burton Latimer for Mr D Smith.</p> <p>Application No: KET/2016/0714</p> <p><u>Speakers</u></p>	<p>The committee received a report which sought full planning permission for three detached dwellings; consisting of one two -bed bungalow with integral garage and two three-bed one and a half storey dwellings with attached garages. The access driveway would pass to the south of 8 Bridle Road which is currently being remodelled to make way for this highway ingress.</p> <p>The committee heard previous planning applications for this development consisted of four dwellings but due to surrounding developments this has been reduced to three.</p> <p>Members raised concerns over the possibility of an open area in the development being used for a fourth dwelling.</p> <p>Members heard that the planning application was for three dwellings only.</p> <p>It was agreed that the application be <b>APPROVED</b> subject to the following conditions: -</p>

1. 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, roofing, surfacing and boundary treatment materials to be used 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. No development shall take place on site until full architectural details of all windows and doors (and their surrounds), verge, eaves and rainwater goods 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.
5. 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.

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.

6. No development shall take place until the applicant (or their agents or successors in title) has submitted to and had approved in writing by the local planning authority a programme of archaeological work consisting of a written scheme of investigation (WSI) and a timetable for that work. The development shall thereafter proceed in accordance with the approved WSI and timetable.

7. Within 6 months of the completion of the archaeological work in accordance with the written scheme of investigation approved pursuant to condition 6 above the applicant (or their agents or successors in title) shall submit to the local planning authority for its written approval an archaeological report comprising a post-excavation assessment and analysis, preparation of site archive and completion of an archive report together with details of the store at which this is to be deposited

8. Prior to the commencement of development a scheme for the provision of the surface and waste water drainage 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.

9. No development shall take place until a plan showing details of existing and intended final ground and finished floor levels has 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.

10. Prior to first occupation of the dwellings a scheme of landscaping which shall specify species, planting sizes, spacing and numbers of trees and shrubs to be planted and details of hard surfacing shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in the first planting and seeding seasons following the occupation of the building, unless these works are carried out earlier. 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.

11. Prior to occupation of the first dwelling hereby approved details of the ownership and maintenance arrangements of the sites open space towards the front of the site along its southern edge shall be submitted to and approved in writing by the local planning authority. The proposal shall be carried out in accordance with the submitted information.

12. The development hereby permitted shall not be occupied, until the vehicle parking spaces and turnings areas have been constructed and surfaced in accordance with the approved details, and those spaces and turning areas shall thereafter be reserved for the parking and turning of vehicles.

13. The surface water from the access shall not discharge onto the highway, the access gradient into the site shall not exceed 1 in 15 for the first 5 metres from the highway boundary and pedestrian visibility splays of 2m x 2m with nothing above 0.6m shall be provided at the highway access and retained in perpetuity.

14. Works audible at the site boundary will not exceed the following times unless with the written permission of the Local Planning Authority. Monday to Friday 08.00 to 18.00 hrs, Saturday 08.30 to 13.30 and at no time whatsoever on Sundays or Public/Bank Holidays. This includes deliveries to the site and any work undertaken by contractors and sub-contractors.

15. Measures shall be taken to prevent spoil or mud being deposited on the public highway from vehicles leaving the site during the construction work for the duration of the construction period.

16. 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 B of Part 1 of Schedule 2 of the Order shall be constructed on Plot 1 (as shown on the approved drawings).

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

*(Voting, For 7; Against 0)*

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.8 Full Application: Conversion of part ground floor of dwelling to create 1 no. two bedroom flat at 5 &amp; 8 Havelock Street for Mr N popat.</p> <p>Application No: KET/2016/0744</p> <p><u>Speakers</u></p> <p>None</p>	<p>The committee received a report which sought the change of use of the existing outbuilding to a two bedroom flat. As part of the proposal two windows and roof lights will be installed as well as a patio door to the southern elevation overlooking the garden area. The garden area will also be divided with a 1.8m high fence providing amenity space for the existing and proposed occupier.</p> <p>The committee heard that there had been one letter of objection due to the parking issues that the development would cause, although highways had no objection to the development.</p> <p>The committee raised issues regarding fire hazard and regarding clear access to and from the development. They resolved that there be an extra condition for waste It was agreed that the application be <b>APPROVED</b> subject to the following conditions and one additional condition: -</p>

1. 1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.
2. The development shall not be carried out otherwise than in complete accordance with the approved plans listed in the approved plans table unless a non-material amendment is approved by the Local Planning Authority under the Town and Country Planning (Development Management Procedure) (England) Order 2015.
3. The materials to be used for the new external doors and windows of the development hereby permitted shall match in terms of colour, type and texture those used on the existing building.
4. In accordance with the approved plans, the proposed windows serving New Bed 1 and New Bed 2 shall be obscurely glazed and positioned so the lowest part of each window is at least 1.7m above the ground floor level of the bedroom it serves.
5. In the event that unexpected contamination is found at any time when carrying out the development hereby approved, it must be reported immediately to the Local Planning Authority. Development works at the site shall cease and an investigation and risk assessment undertaken to assess the nature and extent of the unexpected contamination. A written report of the findings shall be submitted to and approved by the Local Planning Authority, together with a scheme to remediate, if required, prior to further development on site taking place. Only once written approval from the Local Planning Authority has been given shall development works recommence.

6. No development shall commence on site until details of a scheme for the storage of refuse has been submitted to and approved in writing by the Local Planning Authority. The use of the building shall not commence until the approved scheme has been fully implemented and shall be retained as approved thereafter.

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

*(Voting, For 7; Against 0)*

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.9 Full Application: Two storey side and single storey rear extensions at 72 St Marys Road for Mr R Pizzimenti</p> <p>Application No: KET/2016/0745</p> <p><u>Speakers</u></p> <p>None</p>	<p>The committee received a report which sought to demolish the existing single storey rear extension and garage and construct a single storey rear and two storey side extension to the following dimensions:</p> <ul style="list-style-type: none"> <li>• Single storey rear element: depth 4m, width 7.3m, flat roof height 3m</li> <li>• Two storey side element with continuous canopy to the front: depth 6.7m ground floor and 5.9m first floor, width 3.2m, eaves height 4.8m and highest part of the roof 7.6m</li> </ul> <p>Amendments have been made during the application process to address officer and neighbour concerns which include:</p> <ul style="list-style-type: none"> <li>• Reduction in depth to the two storey element by 0.8m</li> </ul> <p>The committee heard there had been a previous application rejected for this development due to the impact on amenities for the neighbour, this has since been amended and the boundaries of the development have been altered to affect this.</p> <p>It was agreed that the application be <b>APPROVED</b> subject to the following conditions: -</p>

1. The proposal is to demolish the existing single storey rear extension and garage and construct a single storey rear and two storey side extension to the following dimensions:

- Single storey rear element: depth 4m, width 7.3m, flat roof height 3m
- Two storey side element with continuous canopy to the front: depth 6.7m ground floor and 5.9m first floor, width 3.2m, eaves height 4.8m and highest part of the roof 7.6m

Amendments have been made during the application process to address officer and neighbour concerns which include:

- Reduction in depth to the two storey element by 0.8m

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

*(Voting, For 7; Against 0)*

(Planning No. 21)

13.12.16

*\*(The Committee exercised its delegated powers to  
act in the matters marked \*)*

*(The meeting started at 6.30 pm and ended at 8.14 pm)*

Signed: .....  
Chair

CG