

Full Planning Committee - 08 November 2016

Agenda Update

5.1 **KET/2016/0048**

Cranford Road (land to rear of 30-50), Barton Seagrave

An additional comment has been received from KBC Housing Strategy:

The proposed tenure mix (70% rent and 30% shared ownership) is in line with identified need. Some further comments are made regarding the mix of house types.

5.2 **KET/2016/0382**

2 Polwell Lane, Barton Seagrave

In addition to the conditions recommended in the agenda the following condition is now also recommended for inclusion for the reason given:

No development shall take place on site until plans showing the architectural detailing of the parapet (including its height above the flat roof) and precise details of the roofs drainage system 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.

REASON: Are required prior to commencement in the interest of visual amenity and sustainable drainage in accordance with policies 2, 5 and 8 of the North Northamptonshire Joint Core Strategy.

5.3 **KET/2016/0503**

18-20 Park Avenue, Kettering

No update.

5.4 **KET/2016/0562**

Plot 9, Spring Gardens, Burton Latimer

No update.

5.5 **KET/2016/0563**

Plot 11, Spring Gardens, Burton Latimer

No update.

5.6 **KET/2016/0567**

Rectory Farm, Church Street, Broughton

No update.

5.7 **KET/2016/0618**

17 Durban Road, Kettering

No update.

5.8 **KET/2016/0620**

Dairy Farm, Butchers Lane, Pytchley

No update.

5.9 **KET/2016/0622**

77 Polwell Lane, Barton Seagrave

Subsequent to the main committee report, we have been in contact with the agent and we have asked for clarification regarding how the applicant dealt with their duties under the Party Wall Act and how they will now comply with those duties as a matter of urgency. We have asked the applicant to appoint a Party Wall Surveyor to provide an independent structural report and schedule of works and to confirm that they will engage with the neighbour or their representatives to bring about a satisfactory resolution of the Party Wall issues and any remedial work to their property.

The applicant's agent has today confirmed:

"After discussions with the clients, a Party Wall Surveyor David Smith of David Smith Associates, who is a member of the Faculty of Party Wall Surveyors has now appointed. He will formally write to the neighbours tomorrow, on all of the Party Wall issues, as well as addressing all points identified above. I can confirm that I will be able to provide you, very quickly after tomorrow, a copy of the statement demonstrating the steps to be taken, to resolve the Party Wall Issues"

It is understandable that there has been concern raised by and on behalf of the neighbour who is believed to be taking their own steps and advice through their insurance company.

Consequently, there now seems a reasonable prospect that this separate procedure will be enough to follow up on the concerns for the party wall arising from the unauthorised demolition of the previous bungalow on site.

Accordingly, it is recommended that this application is approved subject to conditions stated but without a legal agreement. In practice it would be seeking to duplicate the provision that other legislation allows for. Nevertheless, as we have been promised shortly a statement by the applicant's Party Wall Surveyor detailing the steps being taken and the anticipated time table, it is further recommended that should the Committee be minded to approve the application, the anticipated statement from the Party Wall Surveyor is first received and checked by Officers before the decision notice is released.

5.10 **KET/2016/0667**

7 Trent Crescent, Burton Latimer

Comments received from Burton Latimer Town Council on 02/11/2016 stating 'Insufficient information provided on which to comment'.