

Full Planning Committee - 14 February 2017

Agenda Update

5.1 **KET/2016/0776**

80 Rockingham Road, Kettering

Following an additional consultation period which ended on 11.02.17 additional comments have been received from 82 and 107 Rockingham Road. Further third party comments have been raised in regard matters dealt with within the committee Report. Comments in relation to new matters raised are summarised as follows:

- Further objections in relation to a heightened risk to vulnerable children and concern about NCC Social Services not being consulted.

The application is for the change of use from a house to a HMO. The use is remaining as residential and all required consultation completed.

- Concern regarding shared drainage.

The application site can currently operate with 6 residents. The addition of 3 residents which is being considered under this application is not considered to vary drainage that would impact neighbouring amenity and the services onto the site and off the site are not a material planning consideration.

An additional condition has also been added which was previously an informative. Which reads:

Condition 7

Prior to the first use or occupation, the applicant shall submit to the Local Planning Authority and subsequently gain approval for a scheme for acoustic attenuation between the units and the common areas and between the floors. The development shall not be carried out other than in accordance with the approved scheme and shall be permanently retained in that form thereafter.

REASON: In the interests of the amenities of future occupiers in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

Officer advisory:

In regard to refuse and recycling as one household the HMO if approved would be entitled to one set of bins (3x 240lts bins for general, recycling and garden and 1x55lts box for paper). The applicant will be advised to contact KBC Environmental Care to ensure that additional bin capacity is supplied. Additional recycling bins will be provided free of charge but additional general waste bins will need to be purchased. An additional 2 x general waste bins and recycling bins would be recommended as a minimum.

KBC's Private Sector Housing Team have expressed no objections to the numbers of WC's to be provided.

5.2 **KET/2016/0858**

63 Grosvenor Way, Barton Seagrave

No update.

5.3 **KET/2016/0877**

2 Grizedale Close, Kettering

Notwithstanding the provisions 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 Classes A or C of Part 1 shall be inserted above ground floor level in either side elevation of the extension hereby permitted.

REASON: To protect the amenity and privacy of the occupiers of adjacent properties in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

5.4 **KET/2016/0887**

1 Crystal Court, Kettering

Following an additional consultation period which ended on 11.02.17 additional comments have been received from 3 Crystal Court (third party). Some comments have been raised are already covered within the committee Report however, comments in relation to new matters raised are summarised as follows:

- Objection to the term 'temporary' structure as it does not meet requirement of the General Permitted Development Order definition.

A full planning application is being considered and not a temporary structure under the GDPO regulations.

- Safety and stability concerns.

Any building control would be required through a separate application . This is not a material planning consideration.

- Access restrictions in relation to the land included in the development at 81 Stanford Road.

Some of the application site is within an area marked for access and turning for access and turning in relation to KET/2016/0591. At this current point the permission has not been implemented and the applicant has stated that he is the current owner of the entire site. The application has been processed in accordance with this. Should the area be developed in accordance with KET/2016/0591 access would still be available over the land as adopted public highway.

The applicant has submitted information by email on 09.02.17 and 10.02.17 stating that:

- The contents is being relocated on a temporary basis from 81 Stanford Road which is being demolished when works commence on KET/2016/0591 in approximately 1 month (finances pending).
- There would be 3 cars stored in the garage (1 beach buggy and 2 classic cars).
- Tools to be stored in the garage are personal tools. All main equipment for site works at 81 Stanford Road will be hired and secured onsite.
- All subcontractors have their own tools and would be taken off of site each day when works commence (81 Stanford Road).

5.5 KET/2016/0903

30 Sussex Road, Kettering

The agent has confirmed that the boundary with number 32 Sussex Close is within the red line ownership of the applicant