

BOROUGH OF KETTERING

PLANNING COMMITTEE

Meeting held – 14th February 2017

Present: Councillor Shirley Lynch (Chair)
Councillors Linda Adams, David Soans, Ashley Davies, Lesley Thurland, Anne Lee and Gregory Titcombe

16.PC.42 **APOLOGIES**

Apologies for absence were received from Councillors Cliff Moreton, Mark Rowley and Keli Watts

16.PC.43 **DECLARATIONS OF INTEREST**

Councillors Lesley Thurland declared an interest in item 5.1 due to their positions as Ward Councillors for the development.

***16.PC.44** **MINUTES**

RESOLVED that the minutes of the meeting of the Planning Committee held on 17th January 2017 be approved as a correct record and signed by the Chair.

***16.PC.45** **ITEMS OF URGENT BUSINESS**

None

***16.PC.46** **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 residential to 7 no. bedroom House in Multiple Occupation (for a maximum of 9 no. occupants)</p> <p>Application No: KET/2016/0776</p> <p><u>Speakers:</u></p> <p>None</p>	<p>The Committee received a report which sought permission for the change of use from a residential dwelling to a House in Multiple Occupation. Through the application process the applicant has reduced the proposed number of residents from 12no. to a maximum of 9no. Occupants.</p> <p>An update was provided which stated that further objections had been received from neighbouring properties following an additional consultation period.</p> <p>The new objections related to:</p> <ul style="list-style-type: none"> - Heightened risk to vulnerable children - Concern regarding shared drainage <p>Members raised concerns regarding the lack of security with regards to the shared loft space, stating that a lock was not sufficient security.</p> <p>Members also raised concerns regarding the management of waste at the development, stating that the area in which the property sits was a hotspot for waste and fly tipping. Members stated that this development would result in an overdevelopment of the site.</p> <p>Committee members commented on the lack of toilet amenities for possible residents and stated that the number and location of the ones supplied was not sufficient.</p> <p>Members heard that although the development had reduced the number of occupants from twelve to nine, there would still be concerns regarding the monitoring of this.</p> <p>The Planning Officer informed members, that the applicant could be asked to revise the plans in the light of the Committee's comments.</p> <p>Members sought amendments to the</p>

	<p>plans with regards to the reconfiguration of rooms including toilet facilities and waste management; rooms designed for max of 9 persons overall; revised bin storage arrangement, and fire break in roof space to be shown</p> <p>It was agreed that the application be DEFERRED to request revised plans</p>
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Members voted on the officers' recommendation to defer the application

(Voting, For 6; Against 0 ;)

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.2 Full Application: Garage conversion with front extension for habitable purposes</p> <p>Application No: KET/2016/0858</p> <p><u>Speakers:</u></p> <p>None</p>	<p>The committee received a report which sought full planning permission for conversion of a single garage into habitable accommodation and the erection of a single storey extension to the front of that with the addition of a gable ended roof to the rear.</p> <p>Members raised concerns surround the possible loss of parking facilities for the properties that would have had an effect on neighbouring properties and surrounding roads.</p> <p>Members heard that there was additional parking for this property in front of the development meaning that there would be no loss of parking.</p> <p>Members stated that the proposed development would have a good effect on the property.</p> <p>It was agreed that the application be APPROVED 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 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 development hereby permitted shall not be carried out other than in accordance with the approved plans and details shown on drawing numbers 327-00 received by the Local Planning Authority on 29/11/2016 and 327-02 received by the Local Planning Authority on 06/12/2016.
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 Class A shall be made in the south elevation, facing No. 65 Grosvenor Way.

Members voted on the officers' recommendation to approve the application

(Voting, For 6; Against 0;)

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.3 Full Application: First floor rear extension</p> <p>Application No. KET/2016/0877</p> <p><u>Speakers:</u></p> <p>None</p>	<p>The Committee received a report which sought consent for the erection of a rear second storey extension above the existing single storey rear extension.</p> <p>An update was provided which stated that an additional condition had been added to the development in relation to the protection of amenity and privacy of the occupiers of adjacent properties.</p> <p>Members raised concerns over the possible loss of vision from neighbouring properties due to the proposed development.</p> <p>Members heard that the development would have no impact on amenities.</p> <p>It was agreed that the application be APPROVED 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 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. 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.

Members voted on the officers' recommendation to approve the application

(Voting, For 6; Against 0)

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.4 s.73A Retrospective Application: Detached garage for a temporary period of 2 years</p> <p>Application No. KET/2016/0887</p> <p><u>Speakers:</u></p>	<p>The Committee received a report which sought retrospective consent for the temporary siting of a residential garage for a period of 2 years.</p> <p>An update was provided which stated that following on from an additional consultation period; additional comments had been received from neighbouring properties. Comments in relation to new matters raised were as follows:</p> <ul style="list-style-type: none"> • Objection to the term “temporary” structure as it did not meet requirement of the General Permitted Development Order (GDPO) definition • Safety and stability concerns <p>Members heard that a full planning application was being considered and not a temporary structure under the GDPO regulations.</p> <p>Members heard that this development came to committee following an enforcement investigation.</p> <p>Members raised concerns regarding the overdevelopment of the area and also raised concerns regarding the nature of the development with regards to enforcement.</p> <p>Members stated that the proposed development would need to be removed as it was out of scale and out of character within a residential area.</p> <p>It was agreed that the application be REFUSED for the following reasons: -</p>

The size of the proposed garage is out of scale with the dwelling to which it relates and by nature of its appearance and form does not respond or respect the site’s immediate or wider context or local character. As such the proposed development would result in a detrimental impact on the character and appearance of the setting, particularly that of the residential properties and would be contrary to Policy 7 of the National Planning Policy Framework and Policy 8 of the North Northamptonshire Joint Core Strategy.

Members voted on the officers' recommendation to approve the application

(Voting, For 0; Against 6)

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.5 Full Application: Two storey side extension</p> <p>Application No: KET/2016/0903</p> <p><u>Speakers</u></p> <p>None</p>	<p>The Committee received a report which sought planning permission for a two storey side extension</p> <p>An update was given which stated that the agent for the development had confirmed that the boundary with number 32 Sussex Close was within the red line ownership of the applicant.</p> <p>Members raised concerns regarding the 45 degree rule with regards to the development and the loss of amenity to neighbouring properties.</p> <p>Members heard that there was an eleven metre distance from the proposed development to the neighbouring property which meant that the rule is irrelevant due to the proximity of the properties.</p> <p>Members heard that to protect privacy of neighbouring property an obscured high level window was to be installed on the proposed development.</p> <p>It was agreed that the application be APPROVED 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 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. The window at first floor level on the southern elevation shall be glazed with obscured glass and any portion of the window that is within 1.7m of the floor of the room where the window is installed shall be non-openable. The window shall thereafter be maintained in that form.

(Planning No. 7)

14.02.17

5. Prior to the commencement of any part of the development hereby permitted, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include and specify the provision to be made for the following:

- i. Measures to control the emission of dust and dirt during construction;
- ii. Control of noise emanating from the site during the construction period;
- iii. Hours of construction work for the development
- iv. Materials storage and other storage arrangements, equipment and related temporary infrastructure within the site;
- v. The erection and maintenance of security hoardings on the shared boundary with 32 Sussex Road during construction

Note to be added: Extension to be wholly within the applicant's site.
(including gutters)

Members voted on the officers' recommendation to approve the application

(Voting, For 6; Against 0)

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

(The meeting started at 6.30 pm and ended at 7.35 pm)

Signed:
Chair

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