

BOROUGH OF KETTERING

PLANNING COMMITTEE

Meeting held – 14th March 2017

Present: Councillor Shirley Lynch (Chair)
Councillors Linda Adams, Ashley Davies, Mark Rowley, Lesley Thurland, Greg Titcombe and Keli Watts

16.PC.51 **APOLOGIES**

Apologies for absence were received from Councillors David Soans and Cliff Moreton.

16.PC.52 **DECLARATIONS OF INTEREST**

Councillors Greg Titcombe and Lesley Thurland declared an interest as Ward Councillor for item 5.1

***16.PC.53** **MINUTES**

RESOLVED that the minutes of the meetings of the Planning Committee held on 14th February and 21st February 2017 be approved as a correct record and signed by the Chair

***16.PC.54** **ITEMS OF URGENT BUSINESS**

None

***16.PC.55** **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. One speaker 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>*5.4 Full Application: Single storey flat roof room in garden at 26/28 Lewis Road, Kettering for Mrs V Foulks</p> <p>Application No: KET/2017/0048</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Withdrawn from Agenda to be reconsidered.</p>

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.1 Full Application: First floor extension to lounge, second floor extension to create 12 no. bedrooms, cladding to exterior walls, green roof system and re-configuration of car park to provide 4 no. additional spaces at Ashley Court Residential Home, Reservoir Road, Kettering for Mr K Rajakanthan</p> <p>Application No: KET/2016/0688</p> <p><u>Speakers:</u></p> <p>Rodney James, Agent for the applicant addressed the committee and stated, in response to members comments at the previous meeting, windows on the second floor had now been reduced to 1 metre. Members were assured that work had been carried out with the planning department to develop a scheme for approval.</p>	<p>Members received a report which sought an extension to the existing care home to provide an additional floor comprising of 12 residential rooms, a lounge/ diner and a shower room. The extension would increase the height of the existing building by 2m and also provide for a green roof with no access by residents. As part of the proposed development render and timber cladding would replace the existing brick elevations.</p> <p>Members received a update which outlined the formal consultation comment received from NCC Highways who had not raised any objections subject to conditions which include:</p> <ul style="list-style-type: none"> - Vehicular visibility splays of 2m by 43m. - Pedestrian visibility splays of 2m by 2m. - Vehicle gradient not to exceed 1 in 15 for the first 5m. - The submission of details for a positive means of drainage to ensure surface water from the application site does not discharge onto the highway. - Details of hard bound surfacing. - Details of a construction management plan. <p>These conditions would be added as additional conditions apart from Construction Management which was already included in the report.</p> <p>In response to Member concerns during the previous Planning Committee, the applicant submitted revised elevations (A-00-550 P7) which had further reduced the size of the proposed second floor windows from the previously submitted plans (A-00-550 P6) from 1.6m to 1m. Below the proposed windows was cladding to match the window frames.</p> <p>Members heard that changes had been made in response to comments at the</p>

	<p>previous meeting excluding the towers as it was not possible to change this and was not dominant in the street scene.</p> <p>It was agreed that the application be APPROVED 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 shall be carried out in accordance with the approved plans set out within the approved plans list table in this decision notice:
3. No works shall commence on site until details of the render mixes; timber cladding and brickwork to be used in the external elevations of the building have been submitted to and approved in writing by the Local Planning Authority. Details shall include the colour (RAL number where applicable) and manufacturer. The works shall not be carried out other than in accordance with the approved details.
4. No vehicles making deliveries to or from the site during the construction of the development shall enter or leave the site, and no plant or machinery shall be operated, except between the hours of 08:00 and 18:00 hours Mondays to Fridays and between 08:00 and 13:00 hours on Saturdays. There shall be no deliveries, or operation of plant or machinery, on Sundays or recognised public holidays.
5. For the avoidance of doubt the 'green roof' as defined in the Site Block Plan (A-XX-2000 rev P5) will not be accessible for residents, staff and visitors of the care home and shall be accessed only for maintenance purposes only. Care associated with the residential care home shall not take place anywhere on the site, except within the building.
6. No development shall commence until vehicular visibility splays of 2 metres by 43 metres and pedestrian visibility splays of 2m by 2m have been provided at the junction of the access road with the public highway, and these splays shall thereafter be permanently kept free of all obstacles to visibility over 0.9 metres in height above carriageway level.
7. No development shall commence on site until details of measures to be taken to prevent spoil or mud being deposited on the public highway from vehicles leaving the site during the construction works have been submitted to and approved in writing by the Local Planning Authority. Such measures shall be fully implemented before the development commences and shall be retained for the duration of the construction period.
8. Development shall not commence until a drainage strategy to ensure surface water does not discharge onto the highway, including on and off-site works 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 strategy, and the extension shall not be occupied or the use commence, whichever is the sooner, until the approved strategy has been fully

implemented.

9. The gradient of the access drive shall not exceed 1 in 15 within 5 metres of the edge of the carriageway of the adjoining highway.

10. No development shall take place on site until details of the method of construction of the means of access have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented before the use hereby permitted is commenced, or the building is occupied, whichever is the sooner.

Members voted on the officers' recommendation to approve the application

(Voting, For 6; Against 0)

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.2 Full Application: Re-development of site to create 9 no. residential units at 25 Harcourt Street, Kettering for Mr Allen</p> <p>Application No: KET/2016/0872</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a report which sought approval for a full application for the conversion of the existing factory building with a roof extension to provide 9 flats. The proposal also included a cycle store and a refuse store.</p> <p>Members received an update which recommended an additional condition to control the appearance of the proposed dormer windows and any existing windows that are to be repaired/replaced.</p> <p>Members heard that the Highways Authority had not accepted the submitted parking beats survey due to cars being parked on pavements.</p> <p>Members felt that parking was no worse in this area than any other street in the ward and the development would be a massive improvement to what was already on the site.</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 drawing numbers Location & Block Plans JJ16-0025-003 received by the local planning authority on 05/12/2016 and Proposed Elevations

(Planning No. 5)

14.03.17

& Floor Plans JJ16-0025-002 Rev D received by the local planning authority on 08/02/2017.

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 development shall not be carried out other than in accordance with the approved details.
4. No development shall take place on site until full details of all windows and dormer windows have been submitted to and approved in writing by the Local Planning Authority. The window details shall include glazing bar details at 1:2. The development shall not be carried out other than in accordance with the approved details.
5. Before development commences an air quality assessment shall be undertaken to assess the impact of local air quality on occupiers of the proposed development against the National Air Quality Standards and Objectives. The assessment shall be submitted to the local planning authority for approval and shall identify exceedances of the air quality objectives in addition to any mitigation measures required to reduce exposure. Once approved the mitigation measures shall be implemented in full before occupation of the development.
6. No development shall take place until a Construction Method Statement has been 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 construction works unless otherwise agreed in writing by the Local Planning Authority. The Statement shall detail the following:
 - the parking and turning of vehicles of site operatives and visitors;
 - loading and unloading of plant and materials;
 - storage of plant and materials used in constructing the development;
 - the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - details of measures to prevent mud and other such material migrating onto the highway from construction vehicles;
 - wheel washing facilities;
 - measures to control the emission of dust and dirt during construction;
 - a scheme for waste minimisation and recycling/disposing of waste resulting from the construction works;
 - design of construction access if appropriate;
 - measures to control overspill of light from security lighting.

The approved method statement shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction works.

7. 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.

8. Any gates / doors provided for the bin and cycle store shall be hung so as to open inwards into the site only.
9. Prior to the occupation of any of the dwellings hereby approved the refuse store and collection point, as shown on the approved plans, shall be provided. The development shall not be carried out other than in accordance with the approved details and such provision shall be retained thereafter and kept available for such purposes.
10. Prior to the commencement of the development hereby permitted a detailed plan showing a cycle store with space for at least one cycle per bedroom shall be submitted to and approved in writing by the Local Planning Authority. The cycle store shall be provided prior to occupation of any of the dwellings hereby approved. The development shall not be carried out other than in accordance with the approved details and such provision shall be retained thereafter and kept available for such purposes.
11. No development or demolition shall take place until a Bat, Bird and Honey Bee Survey and details of any required mitigation measures and timing of implementation of these measures has been submitted to and approved by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

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: Tow storey car park at Kettering General Hospital, Rothwell Road, Kettering for Estates Department Kettering General Hospital</p> <p>Application No: KET/2016/0918</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a report which sought permission for a two storey car park that would be achieved through the use of a modular upper deck placed on top of the existing surface level car park, car park B.</p> <p>Members heard that this was the first phase and the proposal was key to trying to deal with the issues on the site.</p> <p>Members acknowledged that construction would be cause traffic flow problems in the short term, but the benefits of the new car park would improve this.</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 1 year from the date of this planning permission.
2. This permission shall be limited to a period expiring 5 years from the decision date. At or before the expiration of this period the structure hereby permitted shall be permanently removed from the site.
3. The development hereby permitted shall not be carried out other than in accordance with approved plans and details listed within the table forming part of this decision notice.
4. At all times when the car park is in use, the screening proposals shall be retained. Any proposed lighting shall be in accordance with details approved by the Local Planning Authority.
5. There shall be no construction on site before 08:00 hours or after 18:00 hours on Mondays to Fridays, nor before 08:00 hours or after 13:00 hours on Saturdays, nor at any time on Sundays or any recognised public holidays.

Members voted on the officers' recommendation to approve the application

(Voting, For 6; Against 0)

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.5 Full Application: Single storey rear/side extension. Evacuation works to level rear garden at 2 Tentsmuir Close, Kettering for Mr H Singh</p> <p>Application No: KET/2017/0051</p> <p><u>Speakers:</u></p> <p>None</p>	<p>The committee received a report which sought consent for a single storey rear and side extension to provide a dining area and additional living space. The eastern boundary fence was to be repositioned to regain land within the applicant's ownership, which was currently occupied by the hedge along the eastern boundary. The hedge would be removed.</p> <p>Members heard this was a low key application with appropriate design.</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 extension hereby permitted shall match, in type, colour and texture, those on the existing building.
3. 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 east and west elevations of the extension hereby approved.

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 7.08 pm)

Signed:
Chair

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