

BOROUGH OF KETTERING

PLANNING COMMITTEE

Meeting held – 27th June 2017

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

17.PC.01 **APOLOGIES**

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

17.PC.02 **DECLARATIONS OF INTEREST**

Councillor Greg Titcombe declared a personal interest for item 5.3. Councillor Titcombe stated he would be leaving the room during discussion.

Councillor Lesley Thurland declared an interest as Ward Councillor for item 5.3

***17.PC.03** **MINUTES**

RESOLVED that the minutes of the meetings of the Planning Committee held on 23rd May 2017 be approved as a correct record and signed by the Chair

***17.PC.04** **ITEMS OF URGENT BUSINESS**

None

***17.PC.05** **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>*5.12 Update Report following the Committee Resolution of 5/4/17 to defer Gipsy Lane (land west), Kettering Outline Application: Residential development of up to 350 dwellings and associated access</p> <p>Application No: KET/2015/0551</p> <p><u>Speakers</u></p> <p>Councillor Scrimshaw, ward councillor for the proposed development attended the meeting and made enquiries to the planning officers regarding the nature surrounding the appeal and to ask about whether the public will be informed of updated relating to the appeal.</p>	<p>Members received a report which to sought to update the committee on the Committee Resolution of 5/4/17 to defer Gipsy Lane (land west), Kettering, Outline Application: Residential development of up to 350 dwellings and associated access.</p> <p>The Report was an information item Members heard that several extension of time had previously been agreed with the applicant but the the applicants had now appealed against non-determination of the planning application.</p> <p>Officers reported on work that had been going with at officer level with the intention of seeking to present to the planning appeal, changes to address concerns about the junction proposals.</p> <p>Wide public interest was recognised. The appellants have asked the Planning Inspectorate for this to be dealt with by written representations The LPA would advise interested parties on appeal arrangements</p> <p>(NB For information subsequent to the record of the Committee meeting: the LPA is to ask for a Public Hearing)</p> <p>.</p>

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.1 Full Application: Conversion of existing building to 8 no. apartments at 60 Queen Street, Desborough for Mr R Wright – CC Planning,</p> <p>Application No: KET/2016/0690</p> <p><u>Speakers:</u></p> <p>Richard Wright, applicant attend the meeting and gave the committee a detailed summary about the proposed development stating that the development would be converting a redundant building whilst not altering the visual appearance of the street.</p>	<p>Members received a report which sought full planning permission for conversion of vacant factory (once a corset factory) to 6 no. 1 bed flats and 2 no. 2 bed flats.</p> <p>Members gave their support for the proposed development stating that it would be a major improvement to the redundant building.</p> <p>Members also raised concern regarding the proposed location of the bin store, stating that it was not appropriate in its current state.</p> <p>Members heard that the final location of the bin store was not final and this was to be finalised within the conditions of the development.</p> <p>Members then raised concerns regarding the storage of cycles within the development.</p> <p>Members then heard that there would be ample storage within the lobby area of the development and across other sites.</p> <p>It was noted that members were concerned regarding the living space recommendation as the proposed development was slightly below that of the living space standards.</p> <p>It was agreed that the application be APPROVED 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 amended plan numbers shown below.
3. No development shall take place on site until full details of all windows and doors 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, and the approved windows and doors shall be retained.

4. No development shall take place until a programme of archaeological work, in accordance with a written scheme of investigation, has been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details.

5. No development shall commence on site until a scheme for limiting the transmission of noise between individual units of accommodation 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 scheme and the scheme shall be completed before any of the units of accommodation are occupied.

6. Prior to first occupation full details of the bicycle parking shall be submitted to and agreed in writing by the Local Planning Authority. The agreed plans shall be implemented and maintained in accordance with the approved details. Bicycle parking shall be secure, covered and overlooked by the flats or within the building in an easy and accessible space

7. Prior to the first occupation of the development hereby approved, details of refuse storage and collection facilities, including access to the refuse storage and collection facilities shall be submitted to and approved by the Local Planning Authority. The submitted details shall include the layout of the proposed car park area, showing how the positioning of refuse storage (which shall exclude it being at the site frontage) can be accommodated whilst allowing for pedestrian access and parking. Prior to the first occupation of the development hereby approved the approved refuse storage and collection facilities shall be made available for use. These facilities shall be retained at all times thereafter, unless otherwise agreed in writing with the Local Planning Authority.

8. Prior to the first occupation of development a scheme detailing the measures to be installed to limit internal water use to no more than 105 litres/person/day and external water use to no more than 5 litres/person/day shall be submitted to and approved in writing by the Local Planning Authority, development shall be implemented in accordance with the approved scheme which shall be maintained at all times thereafter.

Members voted on the officers' recommendation to approve the application

(Voting, For 5; Against 0)

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.2 Full Application: Front, side and rear extensions to main hospital block with side extension to physio block. Enlarged sub-station and new switch room with external plant replacement at the Woodlands Hospital, Rothwell Road, Kettering for Ramsay Healthcare UK LTD</p> <p>Application No: KET/2016/0801</p> <p><u>Speakers:</u></p> <p>Crispin Holborough, third party against attended the meeting and raised concerns regarding the loss of trees and landscaping in a particular location at the boundary of the proposed development. Mr Holborough agreed that he would be happy to speak to the developers regarding use his land to maintain the landscaping including planting of trees.</p> <p>Jim Lomas, agent for the applicant attended the meeting and outlined the proposed development detailing that the development is needed as the demand for healthcare in the county increases. The proposed development is to improve the range of treatments available and to increase the efficiency of the hospital.</p>	<p>Members received a report which sought full planning permission for the for various extensions and additional plant buildings. The work is required to deal with increased patients from the private sector and NHS referred patients. A net additional gross internal floor space of 720 sq. m. is proposed. The total gross internal floor space is proposed to rise from 4,262 to 4,982 sq. m.</p> <p>Members stated that it was up to the developers and neighbouring land owner to formulate a plan to maintain landscaping between the land and the proposed development.</p> <p>Members then raised concerns regarding the lack of additional car parking spaces for the development.</p> <p>Members then heard that the current number of car parking spaces comply with standards and that no objection from the highways authority had been received to date.</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. Prior to first use of the extensions a scheme of landscaping which shall specify species, planting sizes, spacing and numbers of trees and shrubs to be planted and any existing trees to be retained shall be submitted to and approved 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 newly approved 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.

4. 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.

5. No development shall take place until a 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.

Members voted on the officers' recommendation to approve the application

(Voting, For 5; Against 0)

(Councillor Titcombe declared an interest in the following item and left the meeting room during consideration)

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.3 Full Application: Change of use from care home (C2) into 4 no. flats at 12 Neale Avenue, Kettering for H Parmer Parmer Properties.</p> <p>Application No: KET/2016/0804</p> <p><u>Speakers:</u></p> <p>Wendy Ryan, third party against attended the meeting and raised a number of concerns regarding the safety of pedestrians and vehicles in relation to the additional occupancy of the dwelling and through the loss of amenity in terms of the car park to the rear of the development.</p> <p>Miss Ryan also raised concerns regarding the current proposed location for the storage of bins; this was not in keeping with the nature of the road and would look out of place. It was also mentioned that the proposed development would need to be enforced to ensure that additional dwellings could not be built.</p> <p>Councillor Burton, ward councillor for the proposed development attended the meeting and provided the committee with his concerns regarding the number of flats in relation to the conditions to ensure that no more can be made. Councillor Burton also raised concerns regarding the proposed site of the bin store.</p>	<p>Members received a report which sought full planning permission for the conversion of the care home into four flats with the creation of seven car parking spaces to the rear together.</p> <p>An update was provided which stated that 4 new objections had been received from neighbouring properties. 1 letter of objection from the Highways authority had also been received with respect to the proposed intensification of the use of the access.</p> <p>Members immediately raised concerns regarding the number of rooms in the proposed development that could be made into additional bedrooms thus increasing the number of occupiers at the dwelling.</p> <p>Members heard that condition 12 as described in the report enforces the total number of occupiers for the proposed development.</p> <p>Members then raised concerns regarding the lack of outdoor space for residents especially those who would be living at the development with families.</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 and shown on drawing numbers 3097-01E, 3097-02F, 3097-03J and 3097-04J.

3. The proposed perimeter shall be 2m high wall where indicated and elsewhere a 2m high wall or acoustic fencing to deal with issues of noise penetrating from the site. The proposed scheme for boundary treatment shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been fully implemented in accordance with the approved details.
4. Prior to the first occupation a pedestrian visibility splay of at least 2m by 2m shall be provided on the eastern side of the vehicular access. These measurements are taken from and along the highway boundary. The splay shall thereafter be permanently retained and kept free of all obstacles to visibility over 0.6m in height above access/footway level.
5. Prior to first occupation full details of the bicycle parking shall be submitted to and agreed in writing by the Local Planning Authority. The agreed plans shall be implemented and maintained in accordance with the approved details. Bicycle parking shall be secure, covered and overlooked by the flats or within the building in an easy and accessible space.
6. Prior to first occupation, the vehicular parking spaces shall each be laid out as indicated upon the approved block plan and shall be 5m long by 2.5m wide or when one solid boundary is present, the space shall be widened to 3.3m to allow for door opening and pedestrian percolation.
7. Prior to first occupation the shared drive should provide parking and turning facilities in accordance with the approved plans and shall thereafter be set aside and retained for those purposes.
8. Prior to the commencement of the development details of a positive means of drainage to ensure that surface water from the vehicular access does not discharge onto the highway and /or Right of Way shall be submitted to and approved in writing by the Local Planning Authority. Such approved details shall thereafter be installed and operational prior to first use and thereafter maintained at all times.
9. No gates, barrier or means of enclosure shall be erected across a vehicular access within 5.5m of the highway boundary. Any such feature erected beyond that distance shall be hung to open inwards away from the highway.
10. Prior to the commencement of the use hereby approved, full details of refuse storage and collection facilities shall be submitted to and approved in writing by the Local Planning Authority and thereafter shall be made available for use. The refuse storage area shall be in a separate room not connected to any habitable area whilst collection facilities shall be positioned so as not to impede access or visibility. These facilities shall be retained at all times thereafter, unless otherwise agreed in writing with the Local Planning Authority.
11. No development shall take place until a scheme and timetable detailing the provision of fire hydrants and their associated infrastructure has been submitted to and approved in writing by the Local Planning Authority. The fire hydrants and associated infrastructure shall thereafter be provided in accordance with the approved scheme and timetable.
12. 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 change of use of a building permitted by Class L of Part 3 of Schedule 2 of the Order shall be made on the application site.

13. Prior to the commencement of development a scheme for achieving the noise levels outlined in BS8233:2014 with regards to the residential units shall be submitted and approved in writing by the Local Planning Authority. Once approved the scheme shall be implemented before first occupation of the residential units and therefore maintained in the approved state at all times. No alterations shall be made to the approved structure including roof, doors, windows and external facades, layout of the units or noise barriers.

14. Prior to commencement of development there shall be submitted to and approved by the LPA amended plans and details which show:

- An area of outdoor amenity space closest to the rear of Flat 1 for use only by Flat 1;
- Proposals for boundary treatment of the above area from the remaining area annotated "garden" (for the communal use by occupiers of the other flats).

Thereafter development shall proceed in accordance with the approved plan.

15. No development shall take place on the site until full details of the management of the open areas within the whole site has been submitted to and approved in writing by the Local Planning Authority. The details shall state who will run the management for the open space and who will maintain the areas of open areas within the whole site. The development must be carried out in accordance with the approved details.

16. Prior to commencement of development there shall be submitted to and approved by the LPA amended plans and details which show::

- A access width at the highway boundary between points A-B on an amended plan
- Proposal for bin storage away from the site frontage

Thereafter development shall proceed in accordance with the approved plans

Members voted on the officers' recommendation to approve the application

(Voting, For 3; Against 1)

(Councillor Titcombe re-joined the meeting)

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.5 Full Application: No.14: Two and single storey rear extensions and replacement of boundary with pedestrian access gate along north west boundary and new boundary treatment through site to divide garden land. No.13: Removal of first floor window in southeast elevation and insertion of roof light in northeast roof plane</p> <p>Application No: KET/2017/0172</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Withdrawn from Agenda: to be determined by Officers under delegated powers</p>

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.6 Application for Listed Building Consent: No.14: Demolition of existing single storey rear extension. Two and single storey rear extensions, replacement of boundary with pedestrian access gate along north west boundary and new boundary through site to divide garden land, erection of stud wall in kitchen to form study and WC, rearrangement of first floor bathroom, and insertion of internal opening at first floor level into proposed extension. No.13: Removal of first floor window in southeast elevation and insertion of roof light in northeast roof plane</p> <p>Application No: KET/2017/0173</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Withdrawn from Agenda: to be determined by Officers under delegated powers</p>

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.7 Full Application: Single storey nursery building at Kettering Science Academy, Windmill Avenue, Kettering for Mr M Isherwood Brooke Weston Trust</p> <p>Application No: KET/2017/0183</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a report which sought permission a single storey nursery building for Compass Primary Academy. If approved the school intends to erect the building in term for pupils to attend from September 2017.</p> <p>Members questioned whether the proposed development would be built up to the boundary or would impede on neighbouring properties.</p> <p>Members were reassured that there were no objections raised by any neighbouring properties and that the proposed development does not directly fact any property.</p> <p>It was agreed that the application be APPROVED 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 and details listed below.
3. The construction of the development hereby approved shall be carried out in accordance with the details submitted within the Planning Information for Compass Primary Academy Modular Nursery Building received 12 June 2017 by the Local Planning Authority.

Members voted on the officers' recommendation to approve the application

(Voting, For 5; Against 0)

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.8 Full Application: Summer house at 14 Parklands Close, Loddington for Mr King</p> <p>Application No: KET/2017/0282</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a report which sought planning permission for the erection of a single storey summer house with an external cooking / barbeque and seating area.</p> <p>An update was given which sought to clarify that the proposed summerhouse would consist of one room with a wood burner and an overhanging roof covering a patio area. The Summerhouse would not have any running water and could not be used as a separate dwelling.</p> <p>Members were in agreement that the application was acceptable.</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 shown on drawing number(s) Location Plan KET/2017/0282/1, Block Plan KET/2017/0282/2, Proposed Elevations & Floor Plan - A as received by the local planning authority on 10/04/17.
3. The new works shall be carried out with an oak frame.
4. The development shall be only for purposes incidental to the enjoyment of the dwellinghouse as such.

Members voted on the officers' recommendation to approve the application

(Voting, For 5; Against 0)

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.9 Full Application: Single storey side extension, front porch and garage conversion to form habitable room. Render to extension and garage at 64 Rowan Close, Desborough for Mr and Mrs T Mills.</p> <p>Application No: KET/2017/0324</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a report which sought permission for a single storey side extension, front porch and garage conversion to habitable room.</p> <p>Members were in agreement that there was no further queries and that the application was acceptable.</p> <p>It was agreed that the application be APPROVED subject to the following conditions: -</p>

11. 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 shown on drawing numbers P0417/05, P0417/02, P0417/01 and P0417/04 received on 27/04/17 and P0417/03A received 28/04/17.

Members voted on the officers' recommendation to approve the application

(Voting, For 5; Against 0)

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.10 Full Application: Erection of 4 no. semi-detached and 1 no. detached bungalows, with off street-parking at the Leather Craftsman, St Stephens Road, Kettering for Mr J Harmon Seagrave Developments.</p> <p>Application No: KET/2017/0349</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a report which sought full planning permission for four 2-bed semi-detached bungalows and one 3-bed detached bungalow with frontage parking</p> <p>Members raised concerns regarding the position of vehicles that may impede the public footpath whilst parked.</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 shown on approved drawings detailed below.
3. No development shall commence on site until details of the types and colours of all external facing and roofing 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. Prior development being carried out and notwithstanding the submitted plans 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 (where an alternative to tarmac shall be explored) 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.
5. No development shall take place on site, notwithstanding the submitted details, until a scheme for boundary treatment has been submitted to and approved in writing by the Local Planning Authority and shall not include the provision of closed-board fencing visible within the public realm to the northern edge of the site. The development shall not be occupied until the approved scheme has been fully implemented in accordance with the approved details.
6. Prior to the commencement of development a scheme for the provision of the surface (with soakaways the first option) 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.
7. Prior to the commencement of development a Construction Management Plan 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 duration of the construction

8. 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.

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

10. 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 the application site.

Members voted on the officers' recommendation to approve the application

(Voting, For 5; Against 0)

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.11 Application for Listed Building Consent: Demolish lower half south facing gable wall and rebuild. Block up ground floor windows with matching materials at Chesham House, 53 Lower Street, Kettering for Mr B Kalsi Kettering Borough Council</p> <p>Application No: KET/2017/0350</p> <p><u>Speakers:</u> None</p>	<p>Members received a report which sought listed building consent for the demolition and rebuilding of the lower half of the existing south facing stone gable wall, together with the infilling of 2 ground floor windows.</p> <p>Members were in agreement that work must be done to preserve the listed building.</p> <p>It was agreed that the application be APPROVED subject to the following conditions: -</p>

1. The works to which this consent relate shall be begun before the expiration of 3 years from the date of this consent.
2. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details listed below.
3. This consent does not permit the demolition of any part of the building except that indicated on the approved drawing number 12/14073/21 Rev D received by the Local Planning Authority on 15/06/2017. The remaining part of the building shall be retained and incorporated in the new structure in accordance with the approved drawing number 12/14073/21 Rev D received by the Local Planning Authority on 15/06/2017 and drawing number 12/14073/22 Rev A received by the Local Planning Authority on 10/04/2017.
4. All works of repair, restoration and replacement of the southern gable wall are to exactly match the original features, unless otherwise approved in writing by the Local Planning Authority.
5. The works to rebuild the southern gable wall shall not commence on site until a sample panel of at least 1 sq. m has been prepared for inspection and approved in writing by the Local Planning Authority. The wall shall not be laid, coursed or pointed other than in accordance with the sample panel which shall be retained on site and kept available for re-inspection throughout the construction period. A lime mortar is to be used.

Members voted on the officers' recommendation to approve the application

(Voting, For 5 Against 0)

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

(The meeting started at 6.30 pm and ended at 7.30 pm)

Signed:

Chair

CG

(Planning No. 16)
27.06.17