

Full Planning Committee - 27 June 2017

Agenda Update

- 5.1 **KET/2016/0690**
60 Queen Street, Desborough

No update.

- 5.2 **KET/2016/0801**
The Woodlands Hospital, Rothwell Road, Kettering

No update.

- 5.3 **KET/2016/0804**
12 Neale Avenue, Kettering

4 new objections received from neighbouring properties - 103, 115 and 164 Neale Avenue and 2 Kingsley Avenue. No new issues of objection were raised.

In addition, 1 email of objection from neighbouring property seeking clarification upon the Officer's Report. There is concern that a pedestrian splay is only to be provided on one side of the access. Officer comment: this is because the existing fence to the west is outside the applicant's control. The access is to be widened and a visibility splay provided to its western side whilst there is also a deep footpath in place. It has been commented that the fence to No.2's boundary is not low level and measures 1.76m in height. There is a photo of the fence in question on the committee presentation. They have also commented that the previous Care Home use didn't use the car park to the rear of the site. Officer comment to other matters raised, there is a condition requiring final details of bin facilities and, for clarity, Condition 3 for fencing extends to all surrounding neighbours' property boundaries.

1 letter of objection from the Highways Authority who have reviewed their position with respect to the proposed intensification of the use of the access. There is currently no means of access to the rear of the site due to the fire escape located on the side of the building. Officer comment for clarification, there is no building control requirement for the fire escape for the flats to remain and it is to be removed as part of this scheme to enable parking to the rear of the site. The planning history shows the fire escape was approved in 2000 (12 years after approval of Care Home) and the introduction of the fire escape coincided with an increase in number of beds at the site.

The Highway Authority state there should be 8 parking spaces and 8 bicycle spaces, however, given access to bus services and off street parking in the vicinity of the site a shortfall of 1 is considered to be acceptable in this case. There is also a proposed condition relating to bicycle parking (Condition 5).

The Highway Authority objection relates primarily to the pedestrian visibility splays. However, there is a deep footway and access improvements are to be made to ensure that a safer situation is provided in comparison to how the Care Home would have been used. To ensure these improvements are made the following condition is proposed to be added:

Insert new Conditions as follows:

Prior to the first use, the external staircase to the side elevation shall be dismantled and removed from the site.

REASON: In the interests of highway safety in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

Prior to first occupation of the development, the means of vehicular access shall be of (or widened to) a minimum width of 4.5m for the first 10m from the highway boundary. That access area shall be paved with a hard bound surface for the first 5m from the highway boundary such surfacing shall thereafter be retained. The maximum gradient over the 5m distance shall not exceed 1 in 15.

REASON: To ensure parking can be provided and in the interests of highway safety in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

Remove condition 11, which relates to the provision of fire hydrants. This condition was originally applied in error.

5.5 & 5.6 KET/2017/0172 & 0173

13 & 14 Corby Road, Little Oakley

Withdrawn from Agenda, to be determined under delegated authority

5.7 KET/2017/0183

Kettering Science Academy, Windmill Avenue, Kettering

No update.

5.8 KET/2017/0282

14 Parklands Close, Loddington

To clarify 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.

5.9 KET/2017/0324

64 Rowan Close, Desborough

No update.

5.10 KET/2017/0349

Leather Craftsman, St Stephens Road, Kettering

No update.

5.11 KET/2017/0350

53 Chesham House, Lower Street, Kettering

No update.

5.12 KET/2015/0551

Gipsy Lane (land west), Kettering

No further update.