

**BOROUGH OF KETTERING**

**PLANNING COMMITTEE**

**Meeting held – 18<sup>th</sup> July 2017**

**Present:** Councillor Shirley Lynch (Chair)  
Councillors, Mark Rowley, Ashley Davies, Greg Titcombe, Ian Jelley,  
Linda Adams, Paul Marks and Keli Watts

**17.PC.11      APOLOGIES**

Apologies for absence were received from Councillors David Soans and Lesley Thurland

**17.PC.12      DECLARATIONS OF INTEREST**

Councillor Ian Jelley declared an interest as Rothwell Town Councillor for item 5.8

**\*17.PC.13      MINUTES**

**RESOLVED** that the minutes of the meetings of the Planning Committee held on 27<sup>th</sup> June 2017 be approved as a correct record and signed by the Chair

**\*17.PC.14      ITEMS OF URGENT BUSINESS**

None

**\*17.PC.15      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>*5.1 Full Application: 10 mobile homes for gypsies and travellers (ie an additional 4 static caravans to the 6 pitches consented under KET/2014/0695); 1 touring caravan for site warden, play area, amenity building . In addition (as amended) 6 No. touring caravans for use by site occupiers at The Old Willows, 10 Northampton Road, Broughton for Mr P Rooney</p> <p>Application No: KET/2016/0847</p> <p><u>Speakers</u></p> <p>Hilary Bull, Parish councillor for the application provided members with the Parish Council’s support for the officer’s recommendation to reject the proposed development. It was stated that reassurances would be needed in relation to enforcement to ensure that there is no long lasting detrimental effect relating to the site.</p> <p>Councillor Jim Hakewill, ward councillor for the proposed development attended the meeting and raised concerns about the need to enforce any planning conditions that are placed on the development and to ensure that requirements are met to ensure the tidiness of the site and surrounding area.</p> <p>Mr Alec Statham, agent for the applicant attended the meeting and provided members with a brief background and summary of the proposed development, He stated that the proposed development or earlier proposals had been supported by (other) officers and made the case why the current scheme should be granted</p>	<p>Members received a report which sought planning permission 10 mobile homes for gypsies and travellers (ie an additional 4 static caravans to the 6 pitches consented under KET/2014/0695); 1 touring caravan for site warden, play area, amenity building .In addition (as amended) 6 No. touring caravans for use by site occupiers</p> <p>The Officer presented the planning balance with the case for and against the proposal (as summarised in the report to Committee.</p> <p>Members raised concerns surrounding the need for enforcement with any proposed development to ensure any plans are adhered to.</p> <p>Members also raised concerns about the size of the proposed amenity area as marked on the proposed plans concluding that the plans would result in the development becoming overcrowded and the density proposed.</p> <p>Members questioned the lack of proposed waste storage and lack of living space for children or families.</p> <p>It was heard that if approved there would be a precedent that overdevelopment could be an issue for other sites across the borough.</p> <p>Members were in agreement that the proposed development was not acceptable Members agreed with the officers recommendation to refuse the application.</p> <p>It was agreed that the application be <b>Refused</b> for the following reasons: -</p>

1. The Planning Policy for Travellers (PPTS) states that gypsy and traveller sites are to be well planned or soft landscaped in such a way as to positively enhance the environment and increase its openness; promote opportunities for healthy lifestyle such as ensuring adequate landscaping and play areas for

children; not enclose a site with so much hard landscaping, high walls or fences that the impression may be given that the site occupants are deliberately isolated from the rest of the community.

2. The North Northamptonshire Joint Core Strategy Policy 31 states that new site allocations and applications for planning permission should satisfy all of the criteria of the policy. This includes: c) the site provides a suitable level of residential amenity for the proposed residents and e) there is satisfactory access and adequate space for operational needs including, parking, turning and servicing of vehicles.
3. The submitted proposals are contrary to the above policies by virtue of the very small size of pitches for the 10 mobile homes which are considered inadequate for the families or individuals who fulfil the PPTS definition of gypsies and travellers e.g. no space for incidental mobile homes with each pitch,, limited areas for other needs. There is little or no room within the site for landscaping around the proposed dwellings to the detriment of the residential amenity of occupiers. The reliance of one amenity building for all of the site's occupiers is also considered inadequate.
4. The position of 6 touring caravans (for some of the occupiers) is reliant upon being kept alongside the site boundary without adequate manoeuvring space and access. In addition the siting of the wardens touring caravan and proposed amenity buildings leads to further cramped appearance and space restrictions. There are no areas for additional car parking without causing obstructions to free flows.
5. For these and other reasons relating to criteria (c) and (e) of Policy 31 the proposal would present an overdevelopment of the site.

*Members voted on the officers' recommendation to reject the application*

*(Voting, For the recommendation 7; Against 0)*

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.2 Full Application: Conversion of 1no. agricultural barn to B1 office including the installation of mezzanine, glazed screen, rooflights and windows; and 1no. agricultural barn to residential annex including private office with associated works including 4no dormer openings, windows and external staircase. Creation of 8.no car parking spaces at The Hermitage, Desborough Road, Brampton Ash for Mr S Guinness</p> <p>Application No: KET/2017/0228</p> <p><u>Speakers:</u></p> <p>Seymour Guinness, applicant attended the meeting and confirmed that he would be happy to provide 6 spaces as opposed to 8 due to recent objections.</p>	<p>Members received a report which sought planning permission for the conversion of 1no. Agricultural barn to B1 office (Barn 2) including the installation of mezzanine, glazed screen, rooflights and windows; and conversion of 1no. Agricultural barn to residential annex (Barn 1) including private office with associated works including 4no dormer openings, windows and external staircase. It was also proposed to create 8.no car parking spaces to the eastern side of the existing vehicular entrance on Desborough Road.</p> <p>An update was provided which stated that revised plans had been submitted clarifying the existing use of both barns and altering the 'Barn 1' area. As such condition 2, 4, 5, 8, 11 and 12 were updated to reflect the amended plans. The update also stated that further comments had been received from NCC Highways who had raised no objection to the revised plans.</p> <p>Members gave their support for the proposed development stating that it would be a good development for the area.</p> <p>Members agreed that 8 parking spaces were required for the proposed development.</p> <p>It was agreed that the application be <b>APPROVED</b> 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 amended plan numbers 01-002B, 01-102A, 01-105B, 02-001, 02-002, 02-101A, 02-103B, received 17/03/17, 02-102C received 30/03/17; 00-001D, 00-002B, 00-004, 01-103C, 01-104C, 02-104C received 26/05/17; 01-003E and 01-004E received 22/06/17; 02-003D and 02-004D received 28/06/17 and 00-003E, 01-001D, 01-101E received 14/07/17.
3. No development shall commence on site until details of the types and colours of all new external facing and roofing materials (including to the external staircase,

window finishing and parking area) 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. The conversion hereby permitted of Barn 1 (the extent of which is defined on approved plan 00-003E) shall be used only for purposes incidental to the enjoyment of the dwellinghouse known as Hermitage House.

5. Barn 2 (the extent of which is defined on approved plan 00-003E) shall be used only for offices and for no other purpose whatsoever (including any other purpose in Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any statutory instrument revoking and re-enacting that Order with or without modification).

6. The windows and doors hereby permitted shall be constructed of timber and built in accordance with approved plans 02-004D and 02-104C. The windows shall be casement in style and permanently retained in that form.

7. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no building, structure or other alteration permitted by Classes F and G of Part 7 (non-domestic extensions, alterations etc.) of Schedule 2 of the Order shall be constructed on the application site.

8. The parking area (including a disabled space, motor cycle parking, and covered cycle spaces) hereby approved shall be provided in accordance with plan 00-003E prior to the first occupation of any part of the development hereby permitted and shall be permanently retained as approved thereafter.

9. Prior to the first occupation of any part of the development hereby permitted, full details of the secure and covered cycle parking shall be submitted to and be approved in writing by the Local Planning Authority. Such details as may be approved shall thereafter be installed and operational prior to the first occupation of any part of the development and thereafter be permanently retained in that form.

10. 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.

11. The landscaping scheme show on plan ref 00-003E shall be carried out in the first planting and seeding seasons following the first occupation of any part of the development hereby approved; and 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.

12. Prior to first occupation of any part of the development hereby permitted full details of the bin store area as indicated on approved plan 00-003E shall be

submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details prior to first occupation of any part of the development hereby permitted and shall be permanently retained as approved thereafter.

13. No equipment, materials, products, parts, containers, waste or any other articles shall be stacked or stored on the site at any time except within the building.

14. The existing hedge between the residential access of Hermitage House along Harborough Road and the commercial access to the Hermitage along Desborough Road shall be retained in perpetuity.

*Members voted on the officers' recommendation to approve the application*

*(Voting, For recommendation 7; Against 0)*

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.3 Full Application: 8 no. town houses with associated roads, sewers and parking at Hill Street, Kettering for Miss S Feely, Elm Park Homes.</p> <p>Application No: KET/2017/0256</p> <p><u>Speakers:</u></p> <p>Evangeline Warf, third party against the proposed development attended the meeting to raise her objections to the development due to the loss of light and privacy the proposed development would cause. It was stated that the development would be overbearing and would cause a significant invasion of privacy to neighbours.</p> <p>Samantha Feely, applicant attended the meeting and gave a brief overview on the proposed development.</p>	<p>Members received a report which sought planning permission for 8, 2/ 2 ½ storey (7no. 3-bedroomed and 1no.2-bedroomed) townhouses with associated roads and parking. Access would be drawn from Hill Street to the north which would be fronted by a pair of semi-detached properties on either side. Further frontage development to Northfield Avenue was proposed.</p> <p>An update was provided which stated that the originally proposed car-ports had been removed from the scheme; uncovered tandem car-spaces are proposed. As such conditions had been amended. It was stated that NCC highways has provided further comments on the revised scheme. NCC has an 'in principle' objection based on there being more than 5 dwellings. Further comments had also been received from neighbouring properties and that a consultation was underway.</p> <p>Members questioned whether the proposed development would in fact cause loss of amenity to existing neighbouring properties.</p> <p>Members heard that there would be no loss of amenity or invasion of privacy due to the location of the proposed windows on the development.</p> <p>Members raised concerns regarding the use of materials to ensure that the proposed development did not look out of place with the character of the surrounding area.</p> <p>It was heard that conditions would be in place to ensure that materials would have to be approved before being used.</p> <p>A re-consultation had taken place with an end deadline of 12.00 Noon on 21 July 2017. This related to amendments that addressed earlier concerns. It was agreed that provided no new material</p>

	<p>considerations were raised by then (ie issues that had not already been fully considered by the Committee, then a decision would be issued (as below) after that deadline.</p> <p>It was agreed that the application be <b>APPROVED</b> 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 hereby permitted shall not be carried out other than in accordance with the original plan numbers KET/2017/0256/1 received 24/03/17; KET/2017/0256/2 received 31/03/17; EPH1-3b-plot 3 elevs, EPH1-3b-plot 3 plans, EPH1-3b-plot 4 elevs, EPH1-3b-plot 4 plans, EPH1-3b-plot 5-8 elevs, EPH1-3b-plot 5-8 plans received 13/04/17; 17023-Topo received 01/06/17 and revised plan numbers Site Layout Rev B received 21/06/17; EPH1-3b-plot 1&2 elevs Rev B and EPH1-3b-plot 1&2 plans Rev B received 03/07/17.
3. No development shall commence on site until details of the types and colours of all external facing, roofing materials and surfacing 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. Notwithstanding the submitted details, no development shall take place on site, until a scheme for boundary treatment has been submitted to and approved in writing by the Local Planning Authority; the submitted scheme and shall not include the provision of any closed-board fencing visible within the front garden/access areas to the north of plots 1-4 and north-west of plots 4-8 as set out on approved plan 'Site Layout B'. The scheme shall include solid rear garden boundary treatments of at least 1.8m in height. The development shall not be occupied until the approved scheme has been fully implemented in accordance with the approved details.
5. Prior to the commencement of development a Construction Method Statement 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.
6. Prior to first occupation of the development 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.
7. 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 thereafter 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.

8. Prior to the commencement of development a scheme for the provision of the surface water drainage that explores all practicable sustainable drainage solutions, 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.

9. 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 both within the site and on adjacent land, 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.

10. Prior to occupation a detailed scheme of external illumination within the shared access road and parking area within the application site shall be submitted to and approved in writing by the Local Planning Authority. There shall be no other external illumination within these areas other than in accordance with the approved scheme.

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 building, structure or other alteration permitted by Class D of Part 1 (Porches) and Class A of Part 2 (Gates, fences, walls etc.) of Schedule 2 of the Order shall be constructed within the front garden/access areas to the north of plots 1-4 and north-west of plots 4-8 as set out on approved plan 'Site Layout B' .

13. 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 elevation of Plot 1 or permitted by Class B shall be made in the rear roof plane of Plot 1 and Plot 2 as set out on approved plan 'Site Layout B'.

14. 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.

15. The parking areas hereby approved shall be provided as set out on approved plan 'Site Layout B' and be fully accessible prior to the first occupation of the dwellings

hereby permitted and shall be permanently retained and kept available for the parking of vehicles.

16. The approved bin collection points shown on approved plan 'Site Layout B' shall be provided before the occupation of any of the dwellings and retained as approved permanently thereafter. Bins shall not be left within the collection points on any day other than collection day.

17. Prior to the commencement of development full details of the site access and turning head hereby approved shall be submitted to and approved in writing by the Local Planning Authority, development shall thereafter be fully implemented in accordance with the approved details prior to the first occupation of the development.

18. Prior to first use or occupation, full details of a bin store area within the rear garden of each property shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and other than on collection day the bins shall be stored in the 'bin store area' in accordance with the approved details, this area shall thereafter be set aside and retained for that purpose.

*Members voted on the officers' recommendation to approve the application*

*(Voting, For 7; Against 0)*

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.5 Full Application: Extension to front porch, two storey side extension and alterations to openings. Erection of boundary fence and gate at 2 Wilton Close, Desborough for Mr &amp; Mrs Parsons.</p> <p>Application No: KET/2017/0357</p> <p><u>Speakers:</u></p> <p>Mr A Parsons, applicant attended the meeting and provided the committee with an overview of the proposed development stating that he had consulted directly with neighbours and that the proposed development would be softened by the appearance and positioning of trees and bushes along the boundary.</p>	<p>Members received a report which sought consent for an extension to the front porch and a two storey side extension. The application also sought consent for a boundary fence and gate.</p> <p>The application had been amended during the application process through the removal of a flue, the reduction of the width of the two storey side extension by 1.5m and the alteration of the alignment of the proposed windows on the front elevation.</p> <p>An update was provided which stated that a neighbour had informed the Council that the height of the edge to the side of the property and the restriction it causes to highway visibility and safety is being looked at by Northamptonshire County Council's Street Doctor.</p> <p>Members were in agreement that the proposed development would be acceptable and that it would be suitable additions for the current building.</p> <p>It was agreed that the application be <b>APPROVED</b> 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 in drawing No's 3719 2 and 3719 3 received 10 May 2017, amended drawing No. 3719 4A received 23 May 2017 and Drawing No's. 3719 1A, 3719 5C, 3719 6C, 3719 7D and 3719 8C received 12 June 2017.
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. Prior to the first occupation at the development the boundary treatment details hereby approved shall be implemented in accordance with approved plan's 3719 8C and 3719 7D (received 12 June 2017) and retained at all times thereafter.

*Members voted on the officers' recommendation to approve the application*

*(Voting, For 7; Against 0)*

(Planning No. 11)

18.07.17

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.4 Full Application: Sub-divide first and second floors into 2 no. flats at 112 London Road (land adj), Kettering for Mr J Singh Somal Somal (UK) Ltd</p> <p>Application No: KET/2017/0343</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a report which sought planning permission to create an additional flat by separating the approved two storey flat on the first and second floor into individual flats on each floor.</p> <p>Members initially raised concern surrounding the location of entrances to the new flat.</p> <p>It was heard that the building uses a communal entrance and stair case in which individual flats can be entered.</p> <p>Members were in agreement that the proposed development was acceptable.</p> <p>It was agreed that the application be <b>APPROVED</b> 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 approved shall be constructed of red rustic facing bricks and Marley Eternit grey concrete roof tiles. The development shall not be carried out other than in accordance with the approved details.
3. The openings at second floor level on the west elevation and within the dormer on the south elevation shall be glazed with obscured glass and thereafter shall be permanently retained in that form.

*Members voted on the officers' recommendation to approve the application*

*(Voting, For 7; Against 0)*

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.6 Full Application: Extend outbuilding for use as annexe at 140 King Street, Kettering for Mr A Foresly.</p> <p>Application No: KET/2017/0398</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 s.73A Retrospective Application: Single storey side and rear extensions and insertion of 2 no. rooflights at 22 Fitzwilliam Drive, Barton Seagrave for Mr M Dainty.</p> <p>Application No: KET/2017/0411</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a report which sought full planning permission for the erection of a single storey side and rear extension with 2 no. rooflights.</p> <p>This application was a revision to KET/2016/0915 (the original planning permission granted for the single storey side and rear extensions). The revision sought through this application is the addition of 2 no. rooflights, 1 no. to the east and 1 no. to the west elevations, which is the only consideration this application will detail.</p> <p>Members were in agreement that the application was acceptable.</p> <p>It was agreed that the application be <b>APPROVED</b> subject to the following conditions: -</p>

1. 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.
2. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details shown on the table below.

*Members voted on the officers' recommendation to approve the application*

*(Voting, For 7; Against 0)*

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.8 Full Application: First floor side and two storey rear extensions at 6 Gibbons Drive, Rothwell for Mr W Houghton</p> <p>Application No: KET/2017/0415</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a report which sought consent for a first floor side extension above the existing garage to provide a larger bathroom. The application also sought consent for a two storey rear extension to provide an additional bedroom at first floor level and a larger dining room at ground floor level.</p> <p>An update was provided which stated that the owner at a neighbouring property recommended an additional condition relating to the hours of work carried out in relation to the proposed development.</p> <p>Members were in agreement that the application was acceptable with the proposed ne condition</p> <p>It was agreed that the application be <b>APPROVED</b> 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 KET/2017/0415/1 and plan number 17/5/1.
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 construction works arising from this permission plus the deliveries of plant and material to or from the site shall not take place except between the hours of 8.00am to 6.00pm Monday to Friday, and between 8.00am and 12.30pm Saturdays.

*Members voted on the officers' recommendation to approve the application*

*(Voting, For 7; Against 0)*

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.9 Full Application: 1 no. bungalow at 151 Warkton Lane, Kettering for Mr H Jalwal.</p> <p>Application No: KET/2017/0431</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a report which sought full planning permission for a two bed bungalow with two off street car parking spaces.</p> <p>.</p> <p>An update was provided which stated that conditions 4 and 5 be amended in the interest of clarity and to ensure that the conditions applied are proportionate to the size to the development.</p> <p>Members were in agreement that there were no further queries and that the application was acceptable.</p> <p>It was agreed that the application be <b>APPROVED</b> 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 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. No development shall commence until a scheme for landscaping the front of the site between the proposed property and the highway including details of hard surfacing and boundary treatment to this front area has been 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.
5. The development shall not be occupied until the boundary treatment scheme shown on the approved plans including the provision of 2m high closed boarded fences to the shared boundaries to the rear of the property has been fully implemented.
6. 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.
7. The development shall not be occupied until the 2.4m x 2.4m visibility splay has been provided in accordance with the approved details. The sight lines shall thereafter be permanently retained and kept free of obstacles above 0.9m in height.

8. Works audible at the site boundary will not exceed the following times unless with the written permission of the Local Planning Authority or Environmental Health. 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.

9. 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.

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 A, B, C and F 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 7; Against 0)*

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

*(The meeting started at 6.30 pm and ended at 8.10 pm)*

Signed: .....

Chair

CG