

## Full Planning Committee - 22 August 2017

### Agenda Update

#### 5.1 **KET/2017/0137**

Rothwell Road (land off), Kettering

No update.

#### 5.2 **KET/2017/0158**

1-3 Bell Hill, Rothwell

An additional condition is recommended to offer an area of outdoor amenity space for future occupiers of the proposed development, as follows:

Prior to first occupation of the development hereby approved, the existing external site area is to be cleared of all vegetation and a scheme for surface and boundary treatment for this area is to be submitted to and approved in writing by the Local Planning Authority. Once approved the surface and boundary treatment shall be installed and constructed as approved, and thereafter maintained.

REASON: In the interests of the privacy and general amenity of future occupiers in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

Condition 5 is to be amended to read:

The external materials to be used in the development hereby approved shall be render and slate to match in type, colour and texture, those on the existing building.

REASON: In the interests of visual amenity and the character and appearance of the Conservation Area in accordance Policies 2 and 8 of the North Northamptonshire Joint Core Strategy.

#### 5.3 **KET/2017/0341**

8 Dunbar Court, Kettering

The depth of the proposed extension, as described in the Proposal Description, should read 6m.

#### 5.4 **KET/2017/0351**

71 Northampton Road, Kettering

The final paragraph of section 7.0 planning considerations, at the bottom of page 43 of the agenda, should state: The proposal will not have a detrimental impact on the amenity of 69 and 73 Northampton Road.

#### 5.5 **KET/2017/0396**

3-5 Newland Street, Kettering

Withdrawn from the Agenda to be considered at future Committee

**5.6 KET/2017/0407**

17 Moonbeam Cottage, Westhill Close, Kettering

No update.

**5.7 KET/2017/0444**

79 Windermere Road, Kettering

No update.

**5.8 KET/2017/0448**

9 Kettonby Gardens, Kettering

The Highways Authority have provided revised comments on the amended plans received.

Highways now have no objection to the proposals.

The site has an access gate onto the shared private drive which, if a fire tender could gain access to the shared private drive, would allow a hose to be run through to the building more directly. In addition, the applicant has stated that they will introduce a water sprinkler system to the 3 new units.

The applicant has stated that they do not receive HGV deliveries and that vehicles belonging to the staff are used. They also state that an ambulance can negotiate the private drive and thus a standard works van (Sprinter / Transit type) should also be able to access the site.

The internal car parking and turning area has been re-organised to provide 9 standard and 1 disabled parking space with turning. This meets the LHA requirements for cars.

**5.9 KET/2017/0458**

5 Main Street, Mawsley

No update.

**5.10 KET/2017/0464**

8 Beech Close (land to rear), Desborough

The original scheme was amended to provide an additional area of outside amenity space for the proposal. The amended plans were reconsulted on for 10 days and the consultation period ended on 13th August 2017 which was after the cut-off date for writing up the Officer Report for inclusion in the Committee agenda. All comments received after the cut-off date are reported below as follows:

3 letters of objection from Nos.9, 12 and 14 Beech Close

" Material objections remain despite minor changes to the scheme.

" The garage as it stands is out of character with surrounding houses and as a house it will be even more out of character.

" Restrictive conditions on KET/2006/0978 for the garage to be incidental to dwellinghouse and no further openings in the interests of neighbour amenity.  
"

Other comments made relate to the visual impact of the proposal and the effect on highway safety and the convenience of road users which have already been discussed in the Officer Report.

Through the planning application process, applicants can seek planning permission to change the use from incidental to a main dwellinghouse, as well as seeking to amend limitations previously attached via condition. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. In this regard it is considered the proposed development is supported by the aims and objectives of the Development Plan policies listed in the report, and there are no material considerations which would outweigh the Development Plan subject to the imposition of the recommended planning conditions.

1 letter of objection from Desborough Town Council

" Not in keeping with, and would materially alter, the surrounding area.

" Over development.

These comments duplicate those already made by the Town Council and have already been included in the Officer Report to the committee.

#### **5.11 KET/2017/0480**

2 Carriage Drive, Kettering

2 further letters of objection received on behalf of the occupiers of No.51 Brambleside:

" Not much difference to the original scheme, but the amendments do not change the previous concerns raised.

No new issues have been raised. All previous comments received have been discussed in the Officer's Report to the Committee.

No further update is required.

#### **5.12 KET/2017/0501**

2 Springfield Road, Kettering

No update.

#### **5.13 KET/2017/0506**

Millwinds, Harrington Road, Harrington

Prior Approval application withdrawn 22.08.17 by applicant before Committee.