

BOROUGH OF KETTERING

PLANNING COMMITTEE

Meeting held – 22nd August 2017

Present: Councillor David Soans (Chair)
Councillors, Mark Rowley, Ashley Davies, Paul Marks, Ian Jelley,
Linda Adams, Lesley Thurland and Keli Watts

17.PC.16 **APOLOGIES**

Apologies for absence were received from Councillors Shirley Lynch.
Gregory Titcombe and Cliff Moreton.

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

Councillor David Soans declared an interest as Desborough Town
Councillor for item 5.10

Councillor Ian Jelley declared an interest as Wad Councillor for items,
5.1, 5.4, 5.6 and 5.7. Councillor Jelley also declared an interest in
item 5.2 as Ward Councillor and item 5.1 due to his intent to speak
on the item.

Councillor Ashley Davies declared a personal interest in item 5.11 as
a he had met with the applicant and stated his intention to withdraw
from the meeting whilst the item was discussed.

Councillor Paul Marks an interest as Wad Councillor for items, 5.1,
5.4, 5.6 and 5.7.

***17.PC.18** **MINUTES**

RESOLVED that the minutes of the meetings of the Planning
Committee held on 18th July 2017 be approved as a
correct record and signed by the Chair subject to an
amendment in relation to the decision made on item
5.6

***17.PC.19** **ITEMS OF URGENT BUSINESS**

None

***17.PC.20** **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:-

(Councillor Jelley declared an interest in the following item and vacated his seat on the committee during consideration)

<u>Proposed Development</u>	<u>Decision</u>
<p data-bbox="188 141 772 432">*5.1 Outline Application: Residential development of up to 81 no. dwellings with associated car parking, landscaping, public open space and vehicular access off Rothwell Road at Rothwell Road (Land off), Kettering for Manor Oak Homes</p> <p data-bbox="277 472 727 506">Application No: KET/2017/0137</p> <p data-bbox="188 546 325 580"><u>Speakers</u></p> <p data-bbox="188 620 772 835">David Jones, agent for the applicant attended the meeting and explained to members about the benefits surrounding the proposed development including the inclusion of affordable homes, open space and amenity provisions.</p> <p data-bbox="188 875 772 1200">Councillor Ian Jelley, ward councillor for the proposed development attended the meeting and raised concerns about the danger to the amount of traffic that any development along Warren Hill would cause. Councillor Jelley also raised points regarding the negative impact the development would have on the nearby hospital and other local amenities.</p>	<p data-bbox="828 141 1378 539">Members received a report which sought outline planning permission including access with all other matters reserved for up to 81 dwellings served off Rothwell Road and associated landscaping and open space. The submission stated that the proposal would consist of 57 market 2, 3 and 4-bed dwellings and 24 affordable (30%) 1 and 2-bed dwellings to a maximum height of two storeys.</p> <p data-bbox="828 580 1394 795">The application also proposed two scenarios' for works within the highway on Warren Hill/Rothwell Road based on whether the development to the south of Thorpe Road and served off Gipsy Lane comes forward or does not.</p> <p data-bbox="828 835 1399 981">The Officer presented the planning balance with the case for and against the proposal (as summarised in the report to Committee.</p> <p data-bbox="828 1021 1399 1312">Members raised concerns regarding the access to the proposed development stating that the roads were already at capacity and that the scenario regarding traffic management needed to be correct before consideration can be given to the development.</p> <p data-bbox="828 1352 1399 1644">Members heard that the proposed development due to its size and number of dwellings would not merit the need to redevelop the junction with Warren Hill. And that the proposed development if approved would not jeopardise the need or design for a roundabout at the junction in question.</p> <p data-bbox="828 1684 1399 1899">Members reiterated the fact that they were not against the proposed development of 81 dwellings but had major concerns about the road infrastructure and the negative impact it may have on the surrounding area.</p> <p data-bbox="828 1939 1399 2042">Members stated that it would be beneficial to defer the application in order to seek clarity on the situation</p>

	<p>regarding the road development on Gipsy Lane and the junction with Warren Hill.</p> <p>Members heard that the local highways authority voiced no objections to the proposed development and that this included a transport assessment and road safety audit. Members also heard that if the item was to be deferred to seek clarity then a representative from the local highways authority can be present to answer member's queries.</p> <p>Members voted to defer the application to seek clarity from the local highways authority regarding the situation surrounding the Gypsy Lane widening and junction with Warren Hill.</p> <p>It was agreed that the application be DEFERRED as indicated above.-</p>
--	--

Members voted on the proposal to defer the application

(Voting, For the recommendation 2; For the proposal to defer 4)

(Councillor Jelley re-joined the Committee)

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.8 Full Application: Infill internal swimming pool and erect 3 no. residential care units at 9 Kettonby Gardens, Kettering for Mr M Aplin of Kettonby Care Ltd</p> <p>Application No: KET/2017/0448</p> <p><u>Speakers:</u></p> <p>Mark Aplin, applicant for the proposed development attended the meeting and responded to initial objections to the development stating there was no parking problems as there was a sufficient number of spaces and turning area.</p>	<p>Members received a report which sought planning permission for the conversion of the existing swimming pool building into three semi-independent residential care units and includes associated changes to the parking layout to provide 10 parking spaces.</p> <p>An update was provided which stated that the Highways Authority had made revised comments and that they now had no objection to the proposed development. The update also stated that the internal car park and turning area had been re-organised to provide nine standard and one disabled parking space with turning. This met the Highway Authorities requirements for cars.</p> <p>Members raised concerns regarding the conditioning of bin storage facilities for the development.</p> <p>Members heard that condition 7 of the officers report incorporated the storage of bins but this can be reworded to elaborate on members concerns.</p> <p>Members were in agreement that they were happy for the proposed development to be approved.</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/2017/0448/1 received by the local planning authority on 14/06/17; Proposed elevations P05417/05 received by the local planning authority on 07/06/17; Proposed floor plan P05417/04 A and Proposed Site Plan Layout P05417/07 A received by the local planning authority on 08/08/17.

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 parking spaces hereby approved shall be provided prior to the first adequate on-site parking provision for the approved building and to discourage parking on the adjoining highway in the interests of local amenity and highway safety.
5. 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.
6. Prior to the commencement of any part of the development hereby permitted, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include and specify the provision to be made for the Delivery and Storage of plant and materials used in constructing and fitting out the development within the site and the parking of plant and construction vehicles including vehicles belonging to construction workers. The approved Construction Management Plan shall be adhered to throughout the construction and fitting out period and the approved measures shall be retained for the duration of the construction and fitting out works.
7. Prior to the occupation of the units hereby approved a scheme for the storage and collection of waste and deliveries shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented in accordance with the approved details and retained at all times thereafter.
8. There shall be no more than 10 people, including staff, residing at the premises overnight.

Members voted on the officers' recommendation to approve the application

(Voting, For recommendation 7; Against 0)

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.9 Full Application: Replace 5 no. windows to front at 5 Main Street, Mawsley for Mr R Baker</p> <p>Application No: KET/2017/0256</p> <p><u>Speakers:</u></p> <p>Reg Baker, applicant for the proposed development attended the meeting and explained to members about the benefits of installing new UPVC approved windows and voiced his displeasure at being made to pay additional costs to abide by design codes</p> <p>Councillor Jim Hakewill, ward councillor for the proposed development attended the meeting and gave his backing to the development stating that windows in the village have regularly been replaced with more efficient UPVC versions.</p>	<p>Members received a report which sought planning permission for five replacement UPVC windows on front elevation. The application was similar to application KET/2016/0913 which was refused through delegated powers on 11 April 2017.</p> <p>Members stated that wooden windows do rot and needed to be replaced, stating that UPVC would be a good replacement.</p> <p>Members questioned the policy stating the design and structure that had to be adhered to in terms of character and appearance.</p> <p>Members heard that article 4 was introduced to protect the character of the village and to keep the character of appearance for the dwellings in the village. Members also heard that to approve this application would set a precedence.</p> <p>Members stated that when the properties were bought, homeowners would of known about the article 4 responsibilities and the boundaries surrounding the design code.</p> <p>It was agreed that the application be REJECTED for the following reasons: -</p>

1. The proposal as submitted would by virtue of its design and detailing adversely affect the character and appearance of the host property and the wider Article 4 area in conflict with the design aims of Policy 7 of the National Planning Policy Framework and Policy 8 of the Joint Core Strategy.

Members voted on the officers' recommendation to reject the application

(Voting, For 4; Against 3)

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.10 Full Application: Conversion of garage to 1 no. dwelling with external alterations at 8 Beech Close, Desborough for Mr Clayford</p> <p>Application No: KET/2017/0464</p> <p><u>Speakers:</u></p> <p>Mary Mcneally, third party speaker against the application attended the meeting and stated that she was representing another 7 residents who all share similar objections to the proposed development. Ms Mcneally stated that the development in question was being used for business use and that the developments to the property had been in 'stealth' to create a residential dwelling.</p> <p>Councillor Matthews, Desborough Town Council, attended the meeting and stated his objections to the proposed development stating that the design was a serious over development of the site and not in keeping with the character of the area.</p>	<p>Members received a report which sought consent for the subdivision of the plot for No.8 Beech Close, to create a separate plot on land which currently contains a detached garage with studio above associated with the dwellinghouse. The proposal is also for the conversion of the garage into a dwellinghouse. The original scheme was amended to provide an additional area of amenity land around the garage.</p> <p>An update was provided which stated that the original scheme was amended to provide an additional area of outside space for the proposal. The amended plans were reconsulted on for 10 days. Three letters of objections were received from neighbours to the proposed development along with one letter of objection from Desborough Town Council.</p> <p>Members raised concerns regarding the proposed development being out of keeping with the local area. Stating that the development was backland development.</p> <p>Members also stated that the road in which the proposed development was on is restrictive due to its width.</p> <p>It was agreed that the application be REJECTED for the following reasons: -</p>

Out of character
Not in keeping with area.

Members voted on the officers' recommendation to approve the application

(Voting, For 1 ; Against 6)

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

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.11 Full Application: First floor side extension at 2 Carriage Drive, kettering for Mr and Mrs A Smith</p> <p>Application No: KET/2017/0480</p> <p><u>Speakers:</u></p> <p>Mark Kelly, agent for the applicant attending the meeting and stated that the initial objections to the proposed development had been dealt with.</p>	<p>Members received a report which sought planning permission for a first floor extension to the southwest elevation above the existing attached single garage and dining room, and included a front gable.</p> <p>Amendments were sought in relation to the design of the proposal due to concerns with the effect on the character and appearance of the dwellinghouse and surrounding development and the effect on the amenities of surrounding occupiers.</p> <p>An update was provided to members which stated that 2 further letters of objection had been received on behalf of neighbouring properties, the letters stated that the proposed development was an overdevelopment and not in keeping with the surrounding area.</p> <p>Members were in agreement that the proposed development 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 amended plan number A00012/002C received by the Local Planning Authority on 26th July 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. The window at first floor level on the southeast elevation shall be glazed with obscured glass and any portion of the window that is within 1.8m of the floor of the room where the window is installed shall be non-openable. The window shall thereafter be maintained in that form.
5. 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 southeast elevation of the building.

Members voted on the officers' recommendation to approve the application

(Voting, For 6; Against 0)

(Councillor Davies re-joined the meeting)

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.12 Full Application: Two storey side extension at 2 Springfield Road, Kettering for Mr M Short.</p> <p>Application No: KET/2017/0501</p> <p><u>Speakers:</u></p> <p>Martin Short, Applicant, attended the meeting and provided members with the background to why the proposed development had been submitted to provide a study location for members of his family.</p> <p>Alan Lomath, third party against the applicant attended the meeting and raised his objections to the proposed development stating that the development would have resulted in a loss of light and amenity, thus decreasing the value of the property.</p>	<p>Members received a report which sought full planning permission for a two storey side extension and consists of an undercroft to the ground floor with a bedroom above.</p> <p>Members questioned whether there would be a detrimental impact on the neighbouring properties with regards to the loss of residential amenity.</p> <p>Members heard that the affected window serves a kitchen and thereby is not considered to be a habitable room. Members also heard that there would be no loss of sun-light as noted in the officer's report.</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 detailed below.
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 and shall match the eaves and window architectural detailing and Flemish bond brickwork evident on the existing building.
4. 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 Classes A or C shall be made in any upper floor elevation or roof plane of the extension.

Members voted on the officers' recommendation to approve the application

(Voting, For 7; Against 0)

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.13 Part 3 Class Q Determination - Agricultural Building to Dwelling: Conversion of agricultural building to 1 no. dwelling at Millwinds, Harrington Road, Harrington for Miss N Boswell</p> <p>Application No: KET/2017/0506</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Withdrawn from Agenda: to be determined by Officers under delegated powers</p>

(The Meeting adjourned at 8:40 for a comfort break and reconvened at 8:45)

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.2 Full Application: First and second floor rear extension to create 1 no. one bedroom apartment at 1-3 Bell Hill, Rothwell for Mr K Jones.</p> <p>Application No: KET/2017/0158</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a report which sought full planning permission for a one and a half storey extension to the rear of the building above the existing flat roofed extension (i.e. to create an extension of two and a half storeys in full height) with a hipped roof with a large flat central section, to provide a 1 bed residential unit, accessed from an external stair case at second floor level.</p> <p>An update was provided to members which stated that an additional condition was recommended to offer an area of outdoor amenity space for future occupiers of the proposed development.</p> <p>Members raised concerns about the lack of comments/objections from the Local Highways Authority.</p> <p>Members heard that the parking provisions for the proposed development would be similar to properties in the area. E.g. on road parking.</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 amended plan number N041/01-01 Rev L, received by the Local Planning Authority on 7th August 2017.
3. Prior to the commencement of development a scheme for achieving the noise levels outlined in BS8233:2014 with regards to the residential unit 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 unit 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 unit or noise barriers.
4. 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.
5. 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.
6. 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.

Members voted on the officers' recommendation to approve the application

(Voting, For 7; Against 0)

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.3 Full Application: Single storey rear extension to conservatory and replacement roof at 8 Dunbar Court, Kettering for Mr M Aldwinkle</p> <p>Application No: KET/2017/0341</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 rear extension, to the following dimensions: 8.55m depth, 4.2m width, 2.2m to the eaves and 3.4m to the ridge of the roof.</p> <p>An update was provided which stated that the depth of the proposed extension, as described in the Proposal Description should read 6m.</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 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. The development hereby permitted shall not be carried out other than in accordance with the amended plans detailed in the table below.
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 7; Against 0)

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.4 Full Application: Two storey side and single storey rear extensions at 71 Northampton Road, Kettering</p> <p>Application No: KET/2017/0351</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a report which sought full planning permission for the erection of a two x two storey side extensions with a raised roof and a single storey rear extension.</p> <p>An update was provided which stated 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.</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 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 amended plan numbers Proposed Elevations & Floor Plans NR/02B received by the Local Planning Authority on 18/07/17, Location Plan KET/2017/0351/1A and Block Plan KET/2017/0351/2A received by the Local Planning Authority on 25/05/17.

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. The windows serving bathrooms / shower rooms / WC's shall be glazed with obscured glass and shall be non-opening below 1.7m above internal floor level and thereafter shall be permanently retained in that form.

5. 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 Classes A or C shall be made in the eastern and western elevations or roof plane of the building.

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: Change of use from retail to mixed use homeless day centre consisting of offices, advice/training unit, food bank and hot food provision at 3-5 Newland Street for Mrs R Bradshaw-Wilson of Accommodation Concern</p> <p>Application No: KET/2017/0396</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 Full Application: Shed to rear at Moonbeam Cottage, 17 Westhill Close, Kettering for Mr M McNamara</p> <p>Application No: KET/2017/0407</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a report which sought full planning permission for the erection of a garden shed to the side of the property.</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 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/2017/0407/1, Proposed Elevations KET/2017/0407/4 and Proposed Elevations KET/2017/0407/5 received by the local planning authority on 16/06/2017 and Floor Plan KET/2017/0407/2 received by the local planning authority on 20/06/2017.

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.7 Full Application: Single storey side and rear extensions with loft conversion at 79 Windermere Road, Kettering for Mrs C Robinson.</p> <p>Application No: KET/2017/0444</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a report which sought full planning permission for the erection of a one and half storey rear extension, a single storey side extension and a roof extension with a rear dormer window.</p> <p>Members raised concerns regarding the history of planning applications relating to the development site, stating that the proposed development is gradually increasing in size due to numerous planning applications.</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 plan numbers Location Plan KET/2017/0444/1 received by the local planning authority on 27/06/17; Existing & Proposed Elevations 021B and Site Plan, Location Plan, Proposed Ground Floor Plan and First Floor Plan 020A received by the local planning authority on 04/08/17.

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.

17.PC.21 ENFORCEMENT ACTION MONITORING

The committee received a report on enforcement monitoring covering the reporting quarter of 1st April 2017 to 30th June 2017

Following discussions it was

RESOLVED that the committee noted report, with any feedback to be given to the relevant planning officer.

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

(The meeting started at 6.30 pm and ended at 9.15 pm)

Signed:
Chair

CG