

Full Planning Committee - 18 July 2017

Agenda Update

5.1 **KET/2016/0847**

10 The Old Willows, Northampton Road, Broughton

No update.

5.2 **KET/2017/0228**

The Hermitage, Desborough Road, Brampton Ash

Revised plans have been submitted clarifying the existing uses of both barns and altering the highlighted 'Barn 1' area shown on the site plan (due to inconsistency with other plans). As such Condition 2, 4, 5, 8, 11 and 12 have been updated to reflect the amended plan numbers.

The applicant has confirmed that the large building to the north east of Barn 2 is used for private storage and private garaging for cars, tractors and ride on mowers.

Brampton Ash Parish Council has submitted additional comments following the submission of revised plans. The comments note that the revised plans and details clarify the parish council's previous concerns raised but the parish council still believe that 8no. car parking spaces is an overprovision of parking and that the provision of 6no. should be the maximum. Officers however consider that the provision of 8no. car parking spaces is acceptable and reasonable in this instance.

Further comments have also been received from NCC Highways who have raised no objection to the revised plans. A framework travel plan is requested (in particular with reference to determine if a new bus stop is feasible). In this instance however, considering the small size of the commercial space to be created, it is considered that it would be onerous to require the applicant to provide this. Further conditions on highway/access are not considered to be necessary as the existing access conforms to highways guidance and is a hard bound access which is already in use with good levels of visibility.

5.3 **KET/2017/0256**

Hill Street, Kettering

For clarification the originally proposed car-ports have been removed from the scheme. Uncovered tandem car-spaces as shown on the Site Layout Plan are proposed. As such Condition 2 has been altered (approved plans condition) and Condition 18 has been removed (carports).

Condition 4 has been reworded to ensure the boundary to the rear garden is a solid boundary of at least 1.8m (this is to be included in a full boundary treatment scheme which is to be submitted as part of this condition).

CONDITION 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.

REASON: In the interests of the amenity and protecting the privacy of the neighbouring property in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

An additional condition has been added (new Condition 18) in regard to details to be submitted of a bin storage area within each private garden area. Bins are to be stored within these areas other than on collection day and shall permanently be set aside for this purpose. Condition 16 has also been updated to note that bins shall not be stored within the collection point other than on collection day.

CONDITON 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.

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

NEW CONDITION 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.

REASON: In the interests of visual amenity and highways safety in accordance with Policy 8 of the North Northamptonshire Joints Core Strategy.

Highways - NCC Highways have provided further comments on the revised scheme. Highways have an 'in principle' objection based on there being more than 5 dwellings being served off a private drive. It is however noted within the response that the revised plans meet all other highway requirements regarding access, parking, turning, cycle parking, bin storage and visibility. Notwithstanding the in-principle objection, the driveway element of the scheme (i.e. south of the proposed site access and turning head feature) is envisaged to remain as a private drive following the future adoption of the site access and turning head.

Further to this within the 'Impact on Highways Safety and Convenience' section of the report it incorrectly states the shared drive will service 6 houses (the parking for) when in fact the parking area serves 8 houses. It is not considered that this situation raises any highway safety concerns, particularly given the discreet location of the driveway and associated on-site car parking.

The committee report noted that consultation was underway and due to expire prior to the committee. Due to an administrative issue the consultation of neighbours has not occurred as described. However all original neighbours and anyone having made previous comment were consulted on Monday 17th July with additional comments required by 12 noon on Friday 21st July. The revised scheme is considered to reduce the impact of the development on neighbouring properties, these issues have been fully considered within the committee report. Delegated authority is sought for officers to duly consider any new material planning considerations raised within the remaining consultation period and to issue a decision based upon these considerations and in accordance with the resolution of the committee.

Further comments have been received from the following addresses:

79 Carlton Street - Noted that amendments are a very positive move forward and address concerns. 'Bottom of our gardens is a 10 - 12' shear drop. Our back gardens are kept in place by a solid wall. The wall is as old as the house, so is over 100 years old' as such has raised concerns regarding whether investigation has taken place in regard to impact on the structural integrity of garden walls being effected (not a material planning consideration, covered under Party Wall Act).

42 Hill Street - Continued objection based on loss of light, privacy and the use of red brick being out of character. These issues have already been address within the committee report. Concern was also raised regarding inaccuracy with plans in relation to the turning head. Submitted plans are accurate as this application includes alteration to the turning head.

5.4 KET/2017/0343

112 London Road (land adj), Kettering

No update.

5.5 KET/2017/0357

2 Wilton Close, Desborough

A neighbour (who previously commented on the application) has informed the Council that the height of the hedge 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.

5.6 KET/2017/0398

140 King Street, Kettering

Withdrawn

5.7 KET/2017/0411

22 Fitzwilliam Drive, Barton Seagrave

No update.

5.8 KET/2017/0415

6 Gibbons Drive, Rothwell

The owner at No.5 Gibbons Drive recommends additional condition of "The works the subject of this application shall be undertaken between the hours of 8 am and 6pm Monday to Friday and between 8am and 12.30 pm on Saturdays". The owner states a new application is expected but the Council will only comment on the application it has received.

5.9 KET/2017/0431

151 Warkton Lane, Kettering

In the interest of clarity and to ensure that the conditions applied are proportionate to the size of the development conditions 4 and 5 shown in the agenda and proposed by Officers to be amended as follows:

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.

REASON: To improve the appearance of the site in the interests of visual amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

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.

REASON: In the interests of the amenity and protecting the privacy of the neighbouring property in accordance with policy 8 of the North Northamptonshire Joint Core Strategy.

The proposal thereby is recommended for approval for the reasons stated within the report together with its conditions with conditions 4 and 5 above recommended to replace those in the agenda item.