

BOROUGH OF KETTERING

PLANNING COMMITTEE

Meeting held – 19th September 2017

Present: Councillor Shirley Lynch (Chair)
Councillors, Mark Rowley, Ashley Davies, Jan Smith, Ian Jelley,
Linda Adams, Lesley Thurland and Anne Lee

17.PC.22 APOLOGIES

Apologies for absence were received from Councillors David Soans,
Gregory Titcombe, Keli Watts and Cliff Moreton.

17.PC.23 DECLARATIONS OF INTEREST

Councillor Ian Jelley declared an interest as a Rothwell Town
Councillor for item 5.4

Councillor Lesley Thurland an interest as Ward Councillor for items,
5.1, 5.2 and 5.5

***17.PC.24 MINUTES**

RESOLVED that the minutes of the meetings of the Planning
Committee held on 22nd August 2017 be approved as
a correct record and signed by the Chair subject to an
amendment in relation to the declaration of interest
(17.PC.17)

***17.PC.25 ITEMS OF URGENT BUSINESS**

None

***17.PC.26 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: Change of use of ground floor from retail to advice centre with staff offices and use of basement for ancillary storage at 3-5 Newland Street, Kettering for Mrs R Bradshaw-Wilson</p> <p>Application No: KET/2017/0396</p> <p><u>Speakers</u></p> <p>Rachel Bradshaw-Wilson, applicant for the development, attended the meeting and provided members with a brief summary of the history and work the Accommodation Concern deliver to the people of Kettering and the surrounding area.</p>	<p>Members received a report which sought planning consent for the change of use of the ground floor from retail to an advice centre with staff offices and use of the basement for ancillary storage.</p> <p>Members raised concern regarding the long opening hours of the office facilities, stating it was uncommon for an office to be open until 9:00pm.</p> <p>Members heard that in keeping with other local facilities such as restaurants that these times would not be irregular.</p> <p>Members then questioned if it would be possible to offer planning permission for twelve months as opposed to the two years proposed in the report.</p> <p>It was then heard that the temporary planning permission for two years would allow a more accurate Kettering Town Centre Health Check Monitoring Report to be compiled.</p> <p>It was agreed that the application be APPROVED subject to the following conditions: -</p>

1. The development hereby permitted shall be begun either before the expiration of six months from the date of this 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 and shown on the location plan and block plan received 22 May 2017, proposed floor plan received 7 September 2017 and email dated 8 September 2017.

3. This permission shall be limited to a period of two years from the date of this permission. At or before the expiration of this period the use of the building shall be permanently restored to its former use of Class A1 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.

4. The ground floor of the building premises shall not be operated other than in accordance with an advice centre and staff offices and for no other purpose whatsoever.

The basement within the building premises shall not be operated other than in accordance with storage ancillary to the staff offices and for no other purpose whatsoever.

5. The opening hours for clients to attend the advice centre hereby permitted shall not be carried out before 09:00 hours or remain open after 17:00 hours on Mondays to Fridays, nor before 09:00 hours or remain open after 12:00 hours on Saturdays, nor open at any time on Sundays or any recognised public holidays.

The staff administration use hereby permitted shall not be carried out before 08:00 hours or remain open after 21:00 hours on Mondays to Fridays, nor before 08:00 hours or remain open after 14:00 hours on Saturdays, nor open at any time on Sundays or any recognised public holidays.

6. No food shall be stored on or dispatched from the premises, nor meals offered to clients/customers.

Members voted on the officers' recommendation to approve the application

(Voting, For recommendation 7; Against 0)

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.2 Full Application: Single and two storey rear extension at 30 Neale Avenue, Kettering for Mr M Hurd.</p> <p>Application No: KET/2017/0530</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a report which sought planning permission for a single and two-storey rear extension which would infill the area directly behind the garage and adjacent to the kitchen and garden room, increasing the living space to provide a bigger kitchen and new utility room at ground floor level and enlarging the property's fourth bedroom at the first floor level.</p> <p>Members questioned if the design of the window was to change whether it would need further planning permission.</p> <p>It was heard that any amendments to the original plan submitted would need to be brought before planning and permission granted.</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 window hereby approved on the groundfloor southwest side elevation, shown to serve a WC on approved plan MH/01A/REGS/2016 shall be glazed with obscured glass and thereafter shall be permanently retained in that form.
3. The materials to be used in the construction of the external surfaces of the extension hereby permitted, with the exception of the flat roof and windows shall match, in type, colour and texture, those 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, B or C shall be made in the southwest and northeast elevations or roof planes of the extension.

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: Single storey rear extension and rear decking area. Loft conversion with front roof lights and rear dormer with Juliette balcony. Retrospective consent for external cladding to the front and rear elevation at 83 Cross Street, Kettering for Mr G Griffiths</p> <p>Application No: KET/2017/0561</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a report which sought consent for a single storey rear extension and loft conversion. The extension would of unfilled an area between the existing kitchen and the boundary wall to provide a larger kitchen, whilst the loft conversion would have provided a larger master bedroom and ensuite.</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 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. 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 north elevation of the extension hereby approved

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: Shed to rear at Moonbeam Cottage, 17 Westhill Close, Kettering for Mrs D Galluzzo</p> <p>Application No: KET/2017/0575</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a report which sought consent for the erection of a garden shed to the side of the property.</p> <p>Members questioned whether the applicant would have to seek further planning permission, should they wish to expand the proposed development.</p> <p>It was heard that planning permission would have to be sought for any changes to the current proposed development. Any issues due to noise or loss of neighbour amenity would have to be reported via Environmental Health.</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 submitted with the application Location Plan 1 of 4, Block Plan 5, Site plan 2 of 4, Elevations 3 of 4 and Elevations & Floor Plan 4 of 4 received by the local planning authority on 27/07/17.

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: Single storey rear extension at 184 Havelock Street, Kettering for Mrs S Holl.</p> <p>Application No: KET/2017/0591</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a report which sought planning permission for a single storey rear extension with a shallow dual pitched roof. The extension extended from the back of the existing dining room, with a 0.5 metre gap to the boundary wall with the adjoining neighbour at No.182 Havelock Street, and wrapped round the rear elevation of the existing dwellinghouse finishing 3.8 metres from the existing rear elevation. The full length of the rear, measured from the property's dining room was approximately 9 metres. The eaves height was 2.8 metres with a ridge height of 3.6 metres.</p> <p>Members raised concerns regarding the accuracy of the report and images provided at the meeting due to the stated date being from the year 2015</p> <p>It was heard that planning officers had correspondence with the applicant as of 1st August 2017</p> <p>Members agreed that the proposal was satisfactory subject to the proposed development not being changed since the original designs were submitted in 2015.</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. 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 northeast or southwest elevations of the building.

Members voted on the officers' recommendation to approve the application

(Voting, For 7; Against 0)

(Planning No. 7)

19.09.17

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

(The meeting started at 6.30 pm and ended at 7.10 pm)

Signed:

Chair

CG