

BOROUGH OF KETTERING

PLANNING COMMITTEE

Meeting held – 17th October 2017

Present: Councillor Shirley Lynch (Chair)
Councillors, Mark Rowley, Ashley Davies, Clark Mitchell, Ian Jelley,
Linda Adams, Lesley Thurland, Gregory Titcombe and Cliff Moreton

17.PC.22 APOLOGIES

Apologies for absence were received from Councillors David Soans and Keli Watts

17.PC.23 DECLARATIONS OF INTEREST

Councillor Ian Jelley declared an interest as a Rothwell Town Councillor for item 5.2. Councillor Jelley also declared an interest in item 5.1 as Ward Councillor declared his intent to speak on the item.

***17.PC.24 MINUTES**

RESOLVED that the minutes of the meetings of the Planning Committee held on 19th September 2017 be approved as a correct record and signed by the Chair

***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:-

(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>*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 for Manor Oak Homes</p> <p>Application No: KET/2017/0137</p> <p><u>Speakers</u></p> <p>Jeremy Sands, third party against the applicant attended the meeting and provided members with alternative access points for the proposed development, highlighting safety concerns that had been brought forward by a recent road safety audit.</p> <p>County Councillor Mick Scrimshaw attended the meeting and raised his objections to the proposed development stating that there was serious traffic implications associated with the development and relevant other proposed developments along Gipsy Lane.</p> <p>Councillor Ian Jelley, Ward Councillor for the proposed development attended the meeting and also raised his objections to the proposed development stating that with other associated developments there would be an additional 900 homes for an already over capacity road infrastructure.</p> <p>Jeff Armstrong, applicant for the proposed development attended the meeting and provided members with a brief summary of the benefits of the application stating that the proposed development had received positive feedback and is deliverable.</p>	<p>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.</p> <p>Members sought clarification regarding the statistics provided in the officer's report stating that thirty one cars was not a realistic figure especially during peak times.</p> <p>Members heard that during the modelling process this calculation took into consideration a number of different factors and shows a general increase in traffic flow.</p> <p>Members raised concerns regarding 'unsafe access' to and from the proposed development and turning at of Gipsy Lane/Warren Hill junction.</p> <p>Members also questioned Kettering General Hospitals position with regards to ambulance access should the proposed development and other associated applications be approved.</p> <p>Members heard that the Local Highways Authority had put forward a number of proposals that they believed were sufficient in terms of highway safety and access. It was also heard that the Hospital had been asked for an update on how the new access arrangements for the ambulances was working and heard that no concerns had been raised about that.</p> <p>It was agreed that the application be APPROVED subject to completion of a S106 as per officer recommendation and to the following conditions: -</p>

1. Details of the appearance, landscaping, layout and scale (hereinafter called the reserved matters) shall be submitted to and approved in writing by the Local Planning Authority) and the development shall not be carried out other than as approved.

2. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this planning permission.
3. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
4. The development hereby permitted shall not be carried out other than in accordance with the approved plans and information detailed as approved below.
5. The development shall not be carried out other than in accordance with the conclusions and recommendations of the Preliminary Ecological Appraisal referenced 5493 FE PEA 01 dated October 2015, the Badger Survey Report referenced 5493 FE 01 dated March 2017 as compiled by First Environment Limited and the Badger Report and Mitigation Strategy dated 08/05/2017 and referenced 5158 BRMS dv1 CL as compiled by aspect ecology and received by the Local Planning Authority on 3 July 2015.
6. The development shall be limited to a maximum of 81 dwellings and shall not exceed two storeys in height.
7. No development shall commence on site until details of the types and colours of all external facing and roofing materials to be used (including to any garages, bin stores and the pumping station), 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.
8. 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 which shall first explore the potential for the acoustic fencing to the sites western edge (if required) to comprise fencing (green screen) that allows plant growth on its face. The building which the boundary treatment relates shall not be occupied until that part of the approved scheme has been implemented in accordance with the approved details.
9. No development shall take place on site until full architectural details of all windows, doors, timber finishes, verge detailing, rainwater goods and chimneys and details of the location of the electricity and gas meter boxes and their finish 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.
10. Before development commences a scheme for achieving the noise levels outlined in BS8233:2014 with regards to the residential units shall be submitted and approved by the Local Planning Authority, to include an update of the noise assessment report (REC Ltd dated April 2016 ref. AC100531-1ro). Once approved the scheme shall be implemented before occupation of the residential units and therefore maintained in the approved state. No alterations shall be made to the approved structure including roof, doors, windows and external facades, layout of the units or noise barriers without the prior written approval of the Local Planning Authority.

11. Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts B to C have been complied with.

B. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

12. Before development commences an air quality assessment shall be undertaken to assess the impact of local air quality on occupiers of the proposed development against the National Air Quality Standards and Objectives. The assessment shall be submitted to the local planning authority for approval and shall identify exceedances of the air quality objectives in addition to any mitigation measures required to reduce exposure. Once approved the mitigation measures shall be implemented in full before occupation of the development.

13. Prior to the commencement of development hereby permitted, a scheme and timetable detailing the provision of two fire hydrants shall be submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the hydrants serving the development have been provided in accordance with the approved details.

14. No development shall take place until full details of the surface water drainage scheme for the site, based on the approved Flood Risk Assessment (prepared by JPP consulting dated January 2017) have been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details. The scheme shall include; details (i.e. designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets and attenuation structures (if required). Details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations.

15. No development shall commence until an external lighting scheme has been submitted and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

16. Reserved matters for landscaping and/or layout shall take full account of the Badger Mitigation Strategy dated 08/05/2017, referenced 5158 BRMS dv1 CL as compiled by aspect ecology, which shall be submitted to and approved in writing by the Local Planning Authority together with details of any required mitigation measures and timing of implementation of these measures and shall include landscaping on the western boundary to be undertaken prior to the commencement of construction with temporary protective (chestnut or similar) fencing installed. The development shall not be carried out other than in accordance with the approved details and mitigation.

17. Development shall not commence until a detailed scheme for ecological enhancement (including species and the provision of badger friendly habitat and planting) and an Ecological Management Plan has been submitted to and approved in writing by the Local Planning Authority, the implementation of which should be overseen by a suitably experienced ecological clerk of works. The development shall not be carried out other than in accordance with the approved Ecological Management Plan.

18. The Reserved Matters applications for layout and/or landscaping shall be accompanied by a scheme for the retention and removal of trees, hedges and hedgerows on site. The scheme shall include a plan and schedule in accordance with BS 5837: 2012 (or as updated) and shall make provision for a Combined Footway Cycleway (CFC) access through the sites southern edge to link up with Thorpe Malsor Road and proposed/ existing CFC provision on Gipsy Lane . The development shall be carried out in accordance with the approved details.

19. No development shall take place until a scheme of hard (full details of materials) and soft landscaping works which shall specify species, planting sizes, spacing and numbers of trees, hedgerows and shrubs to be planted, the layout, contouring and surfacing of all open space areas shall be submitted to and approved by the Local Planning Authority. The works approved shall be carried out in the first planting and seeding seasons following the occupation of any of the dwellings hereby approved, unless these works are carried out earlier. Any trees or plants which, within a period of 7 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.

20. No development shall take place until a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately-owned, domestic gardens, has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved.

21. Prior to the commencement of the development hereby permitted, a full CTMP (Construction Traffic Management Plan) shall be submitted to and be approved in writing by the local planning authority. The Plan is to include the following elements:

- Detailed work programme / timetable.
- Site HGV delivery / removal hours to be limited to between 10:00 - 16:00
- Detailed routeing for demolition, excavation, construction and abnormal loads.
- Supply of pre-journey information on routeing and site restrictions to contractors, deliveries and visitors.
- Detailed plan showing the location of on-site stores and facilities including the site compound, contractor & visitor parking and turning as well as un/loading point, turning and queuing for HGVs.

- Breakdown of number, type, size and weight of vehicles over demolition & construction period.
- Details of debris management including location of wheel wash, programme to control debris spill/ tracking onto the highway to also include sheeting/sealing of vehicles and dust management.
- Details of public impact and protection to include road, footway, cycleway and PRoW. Details of TROs and road / footway / cycleway / PRoW closures and re-routeings as well as signage, barriers and remediation.
- Public liaison position, name, contact details and details of public consultation/liaison.
- Route details as required covering culverts, waterways, passing places, tracking of bends/junctions and visibility splays.
- Pre and post works inspection of the highway between points A and B as requested to identify remediation works to be carried out by the developer. Inspections are to be carried out in the presence of a member of the Highway Authorities Inspection team. To also include the removal of TROs, temporary signage, barriers and diversions.
- Details of temporary construction accesses and their remediation post project.
- Provision for emergency vehicles.

22. All dwellings shall be constructed to achieve a maximum water use of no more than 110 litres per person per day in accordance with the optional standards 36(2)(b) of the Building Regulations 2010 (as amended) as detailed within the Building Regulations 2010 Approved Document G - Sanitation, hot water safety and water efficiency (2015 edition);

23. All new dwellinghouses (excluding flat) shall be constructed to meet M4(2) Accessible and Adaptable Dwellings of schedule 1 part M of the Building Regulations 2010 (as amended).

24. The development hereby permitted shall not be carried out other than in accordance with the approved 'Framework Residential Travel Plan' referenced R-RTP-U8173PM-01-A dated April 2017 as compiled by jpp Consulting and no development shall take place until a detailed Travel Plan is submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

25. The development hereby permitted shall not be carried out other than in accordance with the approved highway related plans and information detailed as approved which for clarity include: Drawings: U8173PM TA Rev. D or U8173PM TA15 Rev D and the findings of the Road Safety Audit Stage 1 dated 27th June 2017 laid out in the revised Design Officers Response dated 5th July 2017. No development shall be carried out until full engineering, construction and drainage plans for the off-site works shall be submitted and approved in writing by the Local Planning Authority. The approved details shall be completed and available prior to occupation of the first property.

Members voted on the officers' recommendation to approve the application

(Voting, For recommendation 4; Against 2)

(Councillor Jelley re-joined the Committee)

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.2 Full Application: Change of use of the Salvation Army hall to office at 17 New Street, Rothwell for Mr P Mcloughlin.</p> <p>Application No: KET/2017/0452</p> <p><u>Speakers:</u></p> <p>Paul Mcloughlin, applicant for the proposed development attended the meeting and provided members with a brief overview of the proposed development. Mr Mcloughlin also took this time to question condition 3 relating to the operational hours of the business.</p>	<p>Members received a report which sought planning consent for the change of use from a community use (D1) to business use in the form of offices (B1a). There would be no external changes.</p> <p>Members sought clarification on the operational hours of the business and conditions relating to this.</p> <p>It was heard that the condition referred to was agreed between officers and the applicant and only applies to business hours and would not affect times for cleaning/maintenance.</p> <p>Members questioned why the parking beat survey was conducted at the weekend and not during the week when parking would be more of an issue,</p> <p>Members heard that the Local Highways Authority had set standards relating to parking surveys and the report shows that ample parking is available. .</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 shown on drawing numbers KET/2017/0452/1, KET/2017/0452/2 and KET/2017/0452/3.
3. The use hereby permitted shall not be carried out before 08:00 hours or remain open after 17:30 hours on Mondays to Fridays and not open at any time on Saturdays, Sundays or any recognised public holidays. For the avoidance of doubt, these restricted hours do not apply to incidental activities such as cleaning and maintenance to the building.
4. Prior to first occupation, full details of the bicycle parking shall be submitted to and agreed in writing by the Local Planning Authority. The agreed plans shall be implemented prior to first occupation and maintained in accordance with the approved details. Bicycle parking shall be secure, covered and overlooked or within the building in an easy and accessible space.

5. Prior to first occupation, full details of refuse storage and collection facilities shall be submitted to and approved in writing by the Local Planning Authority and thereafter shall be made available for use. The refuse storage area shall be in a separate room not connected to any habitable area whilst collection facilities shall be positioned so as not to impede access or visibility. These facilities shall be retained at all times thereafter, unless otherwise agreed in writing with the Local Planning Authority.

Members voted on the officers' recommendation to approve the application

(Voting, For recommendation 8; Against 0)

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.6 Full Application: Demolition of existing dwelling and erection of 2 no. dwellings, including associated access at 27 Warkton Lane, Kettering for Ms S Feely</p> <p>Application No: KET/2017/0561</p> <p><u>Speakers:</u></p> <p>Samantha Feely, applicant for the proposed development attended the meeting and provided members with a brief summary and clarification regarding the application stating that there had been no objections from the immediate neighbouring properties.</p>	<p>Members received a report which sought planning permission to demolish the existing dwelling and erect a pair of detached dwellings within the site with a shared access from Warkton Lane.</p> <p>Members were in agreement that the proposed development was acceptable and saw no problems or issues.</p> <p>.</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. Notwithstanding the provisions 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 side elevation or roof plane of either dwelling hereby permitted.
3. The windows on the first floor side elevations of the dwellings hereby permitted shall be non-opening below 1.7m above finished floor level and glazed with obscured glass and thereafter shall be permanently retained in that form.
4. No development shall commence on site until details including samples 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.
5. Prior to the commencement of demolition and/or construction of either dwellinghouse hereby permitted, the new access shall be installed with pedestrian visibility splays of 2.0 metres by 2.0 metres have been provided at the junction of the access road with the public highway, and these splays shall thereafter be permanently kept free of all obstacles to visibility over 1 metres in height above carriageway level.
6. 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.
7. Prior to the commencement of development, a demolition strategy detailing method of demolition, hours and proposed removal of materials shall be submitted for

the written approval of the Local Planning Authority. The demolition shall be undertaken in accordance with the approved details.

8. No development shall take place on site until a scheme for the protection and retention of the existing hedging along the South-West boundary (adjacent to the access serving No.27a Warkton Lane) of the site has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and the hedge thereafter retained in accordance with the approved details.

9. 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 development shall not be occupied until the approved scheme has been fully implemented in accordance with the approved details.

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.

Members voted on the officers' recommendation to approve the application

(Voting, For 8; Against 0)

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.3 Full Application: Two storey side and single storey rear extensions, garage conversion and change of roof pitch to ground floor at 7 Westleigh Road, Kettering for Mr D Golding.</p> <p>Application No: KET/2017/0521</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a report which sought planning permission for the following development:</p> <ul style="list-style-type: none"> • Erection of a two storey side extension to the following maximum dimensions: 3.9m width, 12.15m depth, 5m to the eaves and 7.3m to the highest part of the roof • Erection of a single storey rear extension to the following maximum dimensions: 7.4m width, 3.6m depth, 2.85m to the top of the flat roof and 3.35m to the highest point of the roof lantern, and • Alter flat roof to pitched roof over front porch, 2.35m to the eaves and 2.9m to the ridge of the roof. <p>Members questioned whether the relevant planning application to the property had been approved and if both applications would be developed.</p> <p>Members heard that the previous application was approved but due to the applications, each development is separate and wouldn't both be developed.</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 approved plans and details shown in the plan list below.
4. The first window on the west elevation of the development hereby approved shall be glazed with obscured glass and thereafter shall be permanently retained in that form.

5. The flat roof to the extension hereby approved shall not be used as a veranda, balcony or as a raised platform in perpetuity.

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 s.73A Retrospective Application: Replacement garage at West Street, Broughton for Mr A J Underwood.</p> <p>Application No: KET/2017/0548</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a report which sought planning permission for the erection of a new garage at the site.</p> <p>An update was provided to members which stated comments had been received from Broughton Parish Council on 16th October 2017. The comments raised an objection on the basis that the building, as erected, is over prominent in the street scene.</p> <p>Members heard that the site had permission for a new garage under KET/2014/0304; however the garage erected was not in accordance with the approved plans</p> <p>Members questioned whether the proposed development was on a residential property and if the unit could be used for business purposes.</p> <p>It was heard that the proposed development was a standalone garage and was conditioned for the storage of vehicles only and was not to be used for business purposes.</p> <p>It was agreed that the application be APPROVED subject to the following conditions: -</p>

1. The development as shown on drawings Location Plan KET/2017/0548/1 and Site plan KET/2017/0548/7 received by the Local Planning Authority on 26/07/17; Floor Plan KET/2017/0548/2, Left Elevation KET/2017/0548/3, Front Elevation KET/2017/0548/4, Back Elevation KET/2017/0548/5 and Right Elevation KET/2017/0548/6 received by the Local Planning Authority on 14/07/17 is hereby permitted.
2. The building hereby permitted shall be used only for the private storage of cars and for no other purpose whatsoever (including any other purpose in Class B1, B2 or B8 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).
3. Within 8 weeks of the date of this permission there shall have to be attached to the building, guttering and downpipes in accordance with details first submitted to and approved by the Local Planning Authority. This shall include proposals for the surface water to drain away. Thereafter what is approved shall be retained.

Members voted on the officers' recommendation to approve the application

(Voting, For 7; Against 0)

(Planning No. 13)

17.10.17

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.5 Full Application: Change of use of amenity land to garden, including relocation of boundary fence and extension of existing drive at 1 Richmond Avenue for Mrs R Hill.</p> <p>Application No: KET/2017/0549</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a report which sought planning permission for the repositioning of the northern boundary 2 metres north (towards St Johns Road) to change the use of, approximately, 58.5 square metres of amenity land to private land which will comprise 45.5 square metres of private garden and 13 square metres of driveway.</p> <p>An update was provided which included two additional conditions to the proposed development</p> <p>Members raised concerns regarding visibility of the junction due to hedges being placed around the turning,</p> <p>Members heard that conditions would be placed on the development which would ensure that visibility of vehicles is maintained as not to compromise the safety of drivers.</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 numbers shown in the table below.
3. The hedge shown on plan no. 89/322/02D, received by the Local planning Authority on 16/10/2017, shall be planted using only native species, e.g. hawthorn, no later than the first planting and seeding seasons following the commencement of the approved development; and any hedge plants which, within a period of 5 years from the date of planting dies or is removed shall be replaced with others of similar size and species.
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 fence, wall, gate or other structure shall be erected on or around the area of land marked 'Grassed Area' on plan no. 89/32/02D received by the Local Planning Authority on 16/10/17. In addition, any planting within this area shall be kept below 1 metre in height.

Members voted on the officers' recommendation to approve the application

(Voting, For 8; Against 0)

(Planning No. 14)

17.10.17

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.7 Outline Application: 2 no. dwellings with access only considered at 120 Federation Avenue, Desborough for Mr P Cooper.</p> <p>Application No: KET/2017/0585</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a report which sought outline planning permission for 2 no. detached dwellinghouses considering only the reserved matter of access.</p> <p>An update was provided which stated that a response had been received from Environmental Health following a 14 day reconsultation; Comments concluded that previous comments still applied and no further update was required.</p> <p>Members questioned the planning history for the proposed development to ensure that there would be no further back land development on the property.</p> <p>Members were in agreement that the proposed development was acceptable and saw no problems or issues.</p> <p>It was agreed that the application be APPROVED subject to the following conditions: -</p>

1. Approval of the details of the appearance, landscaping, layout and scale (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.
2. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this planning permission.
3. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
4. The development hereby permitted shall not be carried out other than in accordance with the approved location plan 17/07//2, received by the Local Planning Authority on 24th July 2017 and the indicative layout plan 17/07/2/1A, received by the Local Planning Authority on 19th September 2017.
5. 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.

6. 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 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.

7. No development shall take place on site until details of the construction and finish of the means of access and parking area have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall identify a base and top level construction. Details shall also include the means for the drainage of surface water. The approved details shall be fully implemented before the dwellinghouses are first occupied.

8. The dwellings hereby approved shall be a maximum of two storeys in height.

9. 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 adjacent buildings. No development shall commence 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.

10. Prior to the first occupation of the development hereby approved, a scheme for boundary treatment shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until the approved scheme has been fully implemented in accordance with the approved details.

11. Before the development hereby permitted is begun, a scheme demonstrating how the development will incorporate techniques of sustainable construction and energy efficiency, provision for waste reduction and recycling and provision for water efficiency and recycling shall 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.

12. No other development shall commence until visibility splays of 2 metres by 2 metres have been provided at the junction of the access with the public highway, and these splays shall thereafter be permanently kept free of all obstacles to visibility over 0.9 metres in height above carriageway level.

13. The gradient of the drive shall not exceed 1 in 15 within 5 metres of the edge of the carriageway of the adjoining highway.

14. 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 at first floor level in the northeast and southwest elevations or roof planes of the dwellinghouses hereby approved.

Members voted on the officers' recommendation to approve the application

(Voting, For 8; Against 0)

(Planning No. 16)

17.10.17

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.8 Full Application: Dwelling and alterations to existing garage at 36 Stamford Road (Land adj), Geddington for Mr and Mrs G Dickens.</p> <p>Application No: KET/2017/0636</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a report which sought planning permission for a detached, predominantly 1 ½ storey dwellinghouse of roughly rectangular footprint with a dual-pitched roof and half-dormer windows.</p> <p>An update was provided to members which stated that a response had been received from Geddington Parish Council which read that the Parish Council had no objections to the proposed development.</p> <p>Members were in agreement that the proposed development was acceptable and saw no problems or issues.</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 referenced: KET/2017/0636/1; 1469.12.24; 1469.13 06; 1469.06.17.
3. No development shall commence on site until details of the types and colours of all external facing and roofing materials (including natural slates for the roof areas) to be used including to the balcony screen walls and garage alterations hereby approved, 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. Prior to the first occupation of development a scheme for boundary treatment shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been fully implemented in accordance with the approved details..
5. No gates, barrier or means of enclosure shall be erected across a vehicular access within 5.5m of the highway boundary. Any such feature erected beyond that distance shall be hung to open inwards away from the highway.
6. Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts A to D have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified

by the Local Planning Authority in writing until condition D has been complied with in relation to that contamination.

A. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- ground waters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11 (or any model procedures revoking and replacing those model procedures with or without modification)'.

B. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out

must be produced, and is subject to the approval in writing of the Local Planning Authority.

D. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition A, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition B, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition C.

7. 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.

8. Prior to first occupation of the development a scheme of hard and soft 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.

9. The window at first floor level on the east elevation and the window at first floor level on the west elevation as depicted upon approved plan 1469.12.24 shall be glazed with obscured glass and thereafter shall be permanently retained in that form.

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 or E of Part 1 of Schedule 2 of the Order shall be erected or made on the application site.

Members voted on the officers' recommendation to approve the application

(Voting, For 8; Against 0)

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.9 Full Application: Single storey front extension at 6 Trent Road, Ketteing for Mr G Daff</p> <p>Application No: KET/2017/0644</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a report which sought consent for a single storey front extension to provide a downstairs cloakroom.</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 extension hereby permitted shall match, in type, colour and texture, those on the existing building.
3. The windows hereby approved on the east and west side elevations of the extension and any glazed element of the door hereby approved on the east side 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 8; Against 0)

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.10 Full Application: Two storey side extension with alterations to garage and render to both. Insertion of windows to North and West elevations at the Coachouse, Southlands, Kettering for Mr D Small.</p> <p>Application No: KET/2017/0683</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a report which sought full planning permission for the following development:</p> <ul style="list-style-type: none"> • erection of a two storey side extension to the following dimensions: 6.5m width, 6m depth, 4.7m to the eaves and 7.2m to the ridge of the roof • alteration to the pitch and ridge height of the garage roof from 3.2m to 3.6m and reduction of height to first floor window above • 1 no. new window proposed to the ground floor west elevation • relocation of 1 no. ground floor window on the north elevation and • alter window and single door composition to double door on the ground floor south elevation. <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. 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.

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

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 north-west, south-east or south-west elevations or roof plane of the building.

Members voted on the officers' recommendation to approve the application

(Voting, For 8; Against 0)

(Planning No. 21)

17.10.17

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

(The meeting started at 6.30 pm and ended at 8.20 pm)

Signed:

Chair

CG