

Full Planning Committee - 20 February 2018

Agenda Update

5.1 **KET/2017/0433**

122 Rockingham Road, Kettering

Officer Update:

The applicant has confirmed that the number of staff on site based on a typical week varies between 14 and 19 at any given time. The ratio of staff to children is higher for the very young (e.g. 1 per 3 at the age of babies) There is a carpool scheme, walkers, bus users as well as new allocated staff parking on the site.

The applicant has clarified that the max numbers of children on site is currently 77 at any given time; the number of 92 rarely reached and being a maximum calculated on the size of the accommodation and other factors related to Ofsted accreditation.

Parking and access:

Further consideration of the parking and dropping off issues leads to a revised recommendation on the conditions:

Condition 4 shall be reworded to read: The area for car parking/ turning and manoeuvring area areas at the front of the site (indicated on the submitted plan) shall be retained and kept available for such purposes at all times the nursery is operational

REASON: To ensure that area available on site is made available in the interests of highway safety and amenity and in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

Other

The front area for parking and other drop off is required but there should be no necessity to remove the front gates provided these are open at least during the times of drop off and collection of children (and perhaps remain open for convenience during other parts of the working day when traffic movements to and from the nursery are expected to be lighter. In recognition of concerns by other residents about some incidents of vehicles not always left in a considerate way, the management of the drop off is considered important. The option of staggered starts is identified in the management plan which could start at 7:30am. If in addition a staff member was assigned to the management of drop off would be advisable.

New conditions:

New condition 7:

The nursery shall only operate between the hours of 8am-6pm Mondays to Fridays but with up to an additional half hour (i.e. from 7:30am) of these operational hours for the purpose of managed drop offs. The vehicular access gates to the front shall be kept open at least between the drop off/ arrival times and collection periods (i.e. between 07:30-09:00; and 17:00-18:00.

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

New condition 8:

The applicant shall dedicate a staff member to manage drop offs and collection periods in accordance with details that shall have been submitted to and approved in writing by the LPA within 28 days of the date of this permission. Thereafter this shall be managed in accordance with the approved details.

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

New condition 9

Provision for a screened bin storage area on site shall be provided/ retained in accordance with an approved detail.

REASON: To ensure that the development is satisfactory in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

Accordingly the conditions 7, 8 and 9 as printed on the agenda are recommended to be superseded by the above.

5.2 **KET/2017/0811**
21 Barnwell Court, The Green, Mawsley

No update.

5.3 **KET/2017/0978**
42 Gladstone Street (land adj), Desborough

Condition 4 has been amended to further protect neighbours amenities by way of overlooking/privacy. The condition now reads as:

The second floor window in the gable end of the south elevation (serving a double bedroom) shall be installed in complete compliance with the dimensions detailed upon the approved plan 12. I.e. its full frame shall measure no greater than 50cm in width and 70cm in height. The window shall be non-opening and glazed with obscured glass. Once installed the window shall be retained at all times in accordance with the requirements of this condition.

REASON: To ensure that a degree of outlook is afforded for future occupants and to protect adjoining occupiers from unduly sensitive overlooking opportunities in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

5.4 **KET/2017/0995**
4 Vine Gardens, Burton Latimer

No update.

5.5 **KET/2017/0999**
162 London Road, Kettering

Due to being in a state of disrepair the roof has been re-covered with slate tiles, this material is considered to be high quality which will complement the host dwelling and which is appropriate for the wider setting.

Amended plans have been submitted showing the mock garage doors and finish and as such, condition 6 has been amended to read as follows:

The finish details of the mock garage doors which are to be installed on the front (east) elevation of the garage building prior to occupation of building include: white uPVC soffix cladding, white uPVC door frame, 'T-shape' black hinges, black handles which shall sit flush within the finished rendered wall.

REASON: In the interests of the visual amenities of the area in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

5.6 **KET/2017/1033**
Carey Memorial Baptist Church Hall, Nelson Street, Kettering

One further letter of objection has been received from the occupier of 15 Nelson Street on the grounds of lack of car parking opportunities in the area, considerations with respect to this matter are contained within the Committee Report.

5.7 **KET/2017/1036**
103A Rockingham Road, Kettering

Please insert condition 8. The internal door within the kitchen separating the kitchen from the stairwell shall be constructed and kept closed during hours of operation.

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

Clarification on the implications of the Environmental Health requirements

Based on the information that has been submitted by the applicant so far the following are issues for Food Hygiene and Health & Safety concern once the takeaway is open and running.

The information provided by the applicant suggests that the premises are going to be too small for the type of food proposed to be sold from there.

1. Side Door to access the Waste Store

Should the side door be created for easy access to the bin store from the kitchen/prep area (as marked on the most recent plans) then the already limited space in the rear prep store (1,7meters wide and 4,2m long) would be even further compromised. Also, should the business wish to store waste oil on the premises they will not have much room available to them inside the bin store and they will therefore need to use the kitchen/prep area. This will further compromise the ability to prepare food hygienically.

2. Wash Hand basin Regulation (EC) No 852/2004 Annex II Chapter I Para.4
The above legislation requires an accessible wash hand basin. The plan does not indicate where the wash hand basin will be located but it is industry standard that a wash hand basin is expected inside each food room and serving area. In this case we would expect to see 2 wash hand basins, one located at the front behind the counter and another inside the food/prep room.
3. Equipment sink (Regulation (EC) No 852/2004 Annex II Chapter II Para.2)
A sink must be installed which is big enough to accommodate larger pieces of equipment. The sink must be provided with an adequate supply of hot and cold water and be properly connected to the drainage system.
4. Washing Food Sink (Regulation (EC) No 852/2004 Annex II Chapter II Para.2)
On the plans submitted there don't seem to be adequate facilities for washing food. A sink must be installed with an adequate supply of hot and cold (mains) water, properly connected to the drainage system.
5. Prevention of Cross- contamination Regulation (EC) No 852/2004 Annex II Chapter I Para 2(c)
A food business owner must consider how they will ensure that food is protected from cross contamination in all stages of production, storage and cooking. Small and poorly designed premises tend to have issues with regards to this as it is very difficult to manage cooked and raw meat in a small kitchen.
6. Healthier Foods and Lifestyles and Tackling Obesity
The Health Protection team within the Public Services Department of the Council are committed to delivering the Eat Out Eat Well Award for businesses who offer healthier options to the public.

5.8 **KET/2018/0022**

The Black Paddock, Park Hill, Braybrooke

An additional planning condition is recommended to ensure that an existing post and rail fence is removed at the site, which currently bisects Plot 1. This is to ensure that a maximum of five plots are indeed in place at the site. To be worded as follows:

Additional Condition 7:

Within two weeks of the date of this consent the post and rail fence that runs north-south through Plot 1 (as depicted on the attached plan between the approximate points A and B) shall be dismantled and removed from the site.

REASON: In the interest of visual amenity, taking account of site size, and to define the terms of this consent.