B O R O U G H O F K E T T E R I N G

**PLANNING COMMITTEE**

# Meeting held – 13th March 2018

 **Present:** Councillor Shirley Lynch (Chair)

Councillors Linda Adams, Ash Davies, Cliff Moreton, Mark Rowley, David Soans and Lesley Thurland

**17.PC.49 APOLOGIES**

 Apologies for absence were received from Cllrs Greg Titcombe and Keli Watts.

**17.PC.50 DECLARATIONS OF INTEREST**

Councillor Soans declared an interest in Item 5.2 as ward councillor.

**\*17.PC.51 MINUTES**

 **RESOLVED** that the minutes of the meetings of the Planning Committee held on 20th February 2018 be approved as a correct record and signed by the Chair.

\***17.PC.52 ITEMS OF URGENT BUSINESS**

None

**\*17.PC.53 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. Three speakers 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:-

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| Proposed Development\*5.6 Full Application: Bungalow with off road parking at 34 Underwood Road, Rothwell for Mr P Parsons Application No: KET/2018/0050Speakers:The applicant attended the meeting and addressed the committee, stating that the development, if approved, would be beneficial to the local area, bringing an unused brownfield site back into use.  |  | DecisionMembers received a report which sought permission for the erection of a bungalow with off road parking.The site concerned was located between two existing properties and the proposal would see the eaves height of the new dwelling matching the neighbouring dwellings. An area to the front of the proposed property would accommodate two car parking spaces. A previously submitted application had been withdrawn due to officer concerns regarding the extent of the proposals and the impact on neighbouring properties. The current application was not considered to unduly impact neighbouring amenity and was acceptable in design terms. In addition there was not considered to be any prejudice to highway safety associated with the proposal. Members asked questions regarding separation distances,whether there was an existing dropped kerb for vehicle access and regarding right to light.It was agreed that the application be **APPROVED** subject to the following conditions: |

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 17-091-02 Rev B.

3. No development shall commence on site until details of the types and colours of all external facing and roofing materials to be used, 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. 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. This shall include a new 1.8 metre close boarded fence along the eastern boundary for the distance (identified X to Y on the plan) from the south-east corner to the north-east corner of the hereby approved dwellinghouse as identified on Plan Number 17-091-02 Rev B. The building shall not be occupied until the approved scheme has been fully implemented in accordance with the approved details.

5. The window to serve the bathroom on the western elevation shall be non-opening and glazed with obscured glass, and thereafter shall be permanently retained in that form.

6. 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.

7. 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.

8. Construction and other works audible at the site boundary shall not be undertaken except between Monday to Friday 08.00 to 18.00 hrs and at no time whatsoever on Saturdays, Sundays or Public/Bank Holidays. This includes deliveries to the site and any work undertaken by contractors and sub-contractors.

9. 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 alteration permitted by Class B of Part 1 of Schedule 2 of the Order shall be constructed on the application site.

*Members voted on the officers’ recommendation to approve the application*

 *(Voting, For 6; Against 0)*

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| Proposed Development\*5.7 s.73A Retrospective Application: Installation of gated vehicular access at Patrick Court, 37 Duke Street, Burton Latimer for Mr A Bate, Bespoke Supportive Tenancies  Application No: KET/2018/0061Speakers:Mr Matt Stevens attended the meeting and spoke as a third-party objector to the proposal. His objection was based around highway and pedestrian safety and also considered that the current arrangements negatively impacted parking provision on Duke Street.Cllr Ruth Groome attended the meeting and spoke as ward councillor referencing parking issues, especially for 45 Duke Street which was entitled to a parking space within Patrick Court. |  | DecisionMembers received a report which sought retrospective permission for the installation of gated vehicular access.It was reiterated that the application only related to the installation of the gates themselves and did not concern the use of the site or any other associated works.It was noted that Duke Street was a narrow terraced street with on-street parking. A high number of the objections received centred around parking issues and the build-up of traffic as a result of vehicles waiting to enter the site. It was important to note that there were no parking restrictions in force on Duke Street. No objection had been received from the Highways Authority and the gates were set 8m in from the boundary, opened inwardly and complied with Highways guidance. The Committee considered that the speed of gate opening was key to resolving the issues of traffic backing up behind vehicles waiting to enter the site and the associated parking issues. Accordingly Condition 2 was amended to take this into account. Members considered whether to insist the gates be electrified or automated, but concluded that the condition did not need to be as specific, which may limit the final scheme offered. As the key matter was the speed of opening, condition 2 was amended to include the words “speed of”. There was also some comment about when the details should be submitted. However it was agreed to leave this as recommended by Officers. It was agreed that the application be **APPROVED** subject to the following conditions: |

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

2. Within 8 weeks of the date of this permission, details of measures taken to improve the speed of operation of the gates shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall then be fully implemented within 8 weeks of the details being approved. Thereafter the gates shall be operated in accordance with the approved details.

*Members voted on the officers’ recommendation to approve the application*

 *(Voting, For 6; Against 0)*

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| Proposed Development\*5.1 s.73 Application: Removal of Conditions 9 and 10 of KET/2012/0511, in relation to renewable energy and energy efficiency at 51 Finedon Road, Burton Latimer for Chrome (Services) Ltd  Application No: KET/2017/0786Speakers:None |  | DecisionMembers received a report which sought the removal of two conditions of an extant permission in relation to renewable energy and energy efficiency.An update was supplied to the meeting in relation to a new condition that had been recommended in relation to approved plans.. to ensure the development is carried out in accordance with plans submitted and approved under reference KET/2012/0511.It was noted that since the original application was made in 2012, a series of legislative changes from central government regarding energy efficiency of new dwellings had led to local planning authorities no longer being able to set their own standards for energy efficiency. As a result, with no policy being in place, developers could ask for relevant conditions to be removed. Providing dwellings met building regulations, no further energy efficiency requirements were needed. It was agreed that the application be **APPROVED** subject to the following conditions: |

*Members voted on the officers’ recommendation to approve the application*

 *(Voting, For 6; Against 0)*

1. The development hereby permitted shall commence before the expiration of 2 years from the date of approval of the last of the reserved matters KET/2017/0222 approved 19/06/2017.

2. The development shall be carried out in accordance with the following plans submitted and approved through KET/2012/0511:

 Location Plan received 03/09/12

 Sketch Layout 01-01 A (KET ref. LPA1) received 15/08/12

 House Type A received 15/08/12

 House Type B received 15/08/12

 House Type C received 15/08/12

 House Type D received 15/08/12

 House Type E received 15/08/12

 House Type F received 15/08/12

 House Type G received 15/08/12

3. The development shall be constructed of the following materials:

-Walls - Ibstock Monaco Royale

-Roof tile - Marley modern interlocking tile, smooth grey.

-Rainwater goods - white UPVC

-Fascia - white UPVC

-Windows - white UPVC

4. The development shall be carried out in accordance with plan Schematic Drainage Plan 7664/103 Rev approved through AOC/0511/1201 which details existing ground levels and finished floor levels.

5. The development shall be carried out in accordance with Phase 1 and Phase 2 environmental Assessment report (report reference CCL03005.CE88 dated September 2017 by Crossfield consulting) and supplementary ground investigation report by Crossfield consulting dated November 2017.

6. 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.

7. Bin and cycle stores shall be provided prior to first occupation of the development in accordance with drawing LAND/P001 approved through AOC/0511/1201 and shall be permanently retained in that form for the purposes of storing bins and cycles only.

8. The landscaping shall be completed and maintained in accordance with the following plans and documents approved in respect of KET/2017/0222:

-Planting maintenance schedule 636-51-PM001 received 14.3.17

-Planting plan area 1 636-51-PP001 received 14.3.17

-Planting plan area 2 636-51-PP002 received 14.3.17

-Landscape plan LANDP001 received 14.3.17

The works approved shall be carried out in the first planting and seeding seasons following the first occupation of a dwelling or the completion of the development whichever is the sooner. Any 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. Trees and hedgerows shall be protected in accordance with the report by B.J. Unwin Forestry Consultancy approved through AOC/0511/1201. The development shall not be carried out other than in accordance with these approved details and the protection measures shall be retained throughout the construction phase. No excavations, storage of materials or machinery, parking of vehicles, deposit of soil or rubble, lighting of fires or disposal of liquids shall take place within any area designated as being fenced off or otherwise protected in the approved tree protection scheme.

10. The development shall be carried out in accordance with the findings and recommendations set out within the Brooks Ecological Report (reference R-3023-01 dated September 2017) approved through AOC/0511/1201.

11. No occupation or use of the site shall commence until visibility splays of 2.4 metres by 43 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 0.9 metres in height above carriageway level.

12. No development of the roads, footways and accesses shall take place on site until details of the width, alignment, gradient, sight lines and type of construction proposed for the roads, footways and accesses, including all relevant horizontal cross sections and longitudinal sections showing the existing and proposed levels, together with details of street lighting and the method of disposing of surface water, and details of a programme for the making up of the roads and footways have been submitted to and approved in writing by the Local Planning Authority. The agreed details shall be fully implemented prior to the first occupation of a dwelling.

13. 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 Classes A, E or F of Part 1 of Schedule 2 of the Order shall be constructed within the curtilage of plots 8, 9, 10, 11, 12, 13 or 14 unless otherwise agreed in writing by the Local Planning Authority.

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 means of enclosure permitted by Class A of Part 2 of Schedule 2 of the Order shall be constructed within the curtilage of plots 8, 9, 10, 11, 12, 13 or 14 unless otherwise agreed in writing by the Local Planning Authority.

15. The development shall be carried out in accordance with the approved Flood Risk Assessment reference 80221 approved through KET/2017/0222.

16. No building works which comprise the erection of a building required to be served by water services shall commence until details of a scheme, including phasing and future management and maintenance arrangements, for the provision of mains foul water drainage has been submitted to and approved in writing by the local planning authority. The works shall be implemented prior to the occupation of any buildings within the relevant phase(s) of the development.

17. All dwellings shall achieve a water efficiency target of 110 litres per person per day as detailed within the Building Regulations 2010 Approved Document G - Sanitation, hot water safety and water efficiency (2015 edition);

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| Proposed Development\*5.2 Full Application: 7 no. dwellings with associated parking and creation of vehicular access to serve No.52 Rushton Road at 50-52 Rushton Road, Desborough form Mr P Goode.  Application No: KET/2017/0903Speakers:None |  | DecisionA report was submitted which sought permission for seven new dwellings with associated parking and vehicular access. It was heard that the site was formerly a garage business with most of the vacant buildings now having been demolished. Three pairs of semi-detached properties were proposed with one detached feature dwelling to the south of the site. It was noted that it was important to ensure features of interest as part of the design on the side elevation of the detached dwelling as it was located in prominent site in the town.It was heard that there were no issues in terms of loss of amenity or vehicle access, although there was a Highways Authority objection on the grounds of more than 5 dwellings using a shared drive in accordance with its own policy. However, no specific highway safety concerns were referenced as part of the objection.The Committee considered that the proposal was a high-specification, high-quality development that would bring an unused site back into use. It was agreed that the application be **APPROVED** subject to the following conditions: |

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 listed below.

3. No development shall commence on site until details of the types and colours of all external facing and roofing materials to be used, 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. 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.

5. No form of boundary treatment or means of enclosure shall at any time be erected forward of the south-facing front elevation or west-facing side elevation of Plot 7 as depicted upon the approved Layout Plan (ref: 2351/34A, received 01/02/2018) unless otherwise approved in writing by the Local Planning Authority.

6. Prior to first occupation of the development a scheme of landscaping which shall specify species, planting sizes, spacing and numbers of trees and shrubs to be planted (to include full details of at least one semi-mature tree specimen to be planted within the rear amenity area of Plot 1 as depicted on the approved Layout Plan (ref: 2351/34A, received 01/02/2018) 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.

7. The first floor and second floor level stairway windows hereby approved on the northern side-facing elevation of Plot 1 and southern side-facing elevation of Plot 6 (as depicted on the approved elevation plans, ref: 2351/30 & 2351/31, received 01/02/2018) shall be glazed with obscured glass and thereafter shall be permanently retained in that form.

8. All second floor level, east-facing, dormer windows serving Plots 1-6 and shown to serve en-suite bathroom areas on the approved floor plan and elevation plans (ref: 2351/30 & 2351/31, received 01/02/2018) shall be glazed with obscured glass and thereafter shall be permanently retained in that form.

9. The rooflights hereby permitted to Plot 7 (as depicted on approved Layout Plan 2351/34A and Elevation Plan 2351/35A received 01/02/2018) shall be of conservation style; no part of any of these rooflights shall sit above the plan of the roof.

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.

11. 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.

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

13. All driveway / parking areas shall not exceed a maximum of gradient of 1 in 15 within 5 metres of the edge of the carriageway of the adjoining highway (Rushton Road / Stanton Close) and shall be paved with a hard bound surface for the first 5m from the highway boundary, such surfacing shall thereafter be retained at all times.

14. Prior to the first occupation of each dwelling hereby permitted, pedestrian visibility splays of 2 metres by 2 metres (measured from and along the highway boundary) shall be provided on each side of each vehicular access hereby approved. These splays shall thereafter be permanently kept free of all obstacles to visibility over 0.6 metres in height above carriageway level.

15. Prior to the commencement of the development hereby permitted, details of a positive means of drainage to ensure that surface water from each vehicular access point hereby approved does not discharge on to the highway (Rushton Road / Stanton Close) shall be submitted to and approved in writing by the Local Planning Authority. Such details as may be approved shall thereafter be installed and operational prior to first use and thereafter be maintained.

16. Any gates provided shall be set back a distance of 5.5 metres from the edge of the vehicular carriageway of the adjoining highway (Rushton Road / Stanton Close) and shall be hung so as to open inwards into the site only.

17. Prior to the first use of any new vehicular access hereby approved, any access / dropped kerb made redundant by this permission shall be removed with the kerbing reinstated in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority.

18. 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).

*Members voted on the officers’ recommendation to approve the application*

 *(Voting, For recommendation 6; Against 0)*

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| Proposed Development\*5.3 Full Application: Sports hall and Multi Use Games Area (MUGA) at The Latimer Arts College, Castle Way, Barton Seagrave for The Latimer Arts College. Application No: KET/2017/0906Speakers:None |  | DecisionMembers received a report which sought permission for the erection of a sports hall and a multi-use games area at The Latimer Arts College. It was noted that the maximum height of the sports hall would be 10 metres, with a high ceiling designed to accommodate a variety of sports, with smaller elements for storage and changing facilities. Eight floodlight pylons were proposed for the new multi-use games area.Neighbour objections had been received regarding additional traffic, noise, lighting, drainage and scaleof the sports hall. No objections had been received from statutory organisations or the parish council. The principle of a sports building within a school site was acceptable and the proposal was considered to have limited impact on neighbouring amenity given the separation distances involved. The multi-use games area would be replacing an existing sports pitch at the site and would be available for community use. A lighting assessment in regard to the floodlighting had been submitted that had been considered acceptable. The Committee requested that the new sports pitch receive Football Association safety certification and that this be included within Condition 5.It was agreed that the application be **APPROVED** subject to the following conditions:  |

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

2. This permission relates to the following amended plans;

 3G Multi Use Games Area drawing number 12 revision D received 22/01/2018

 Site Plan drawing number 10 revision C received 24/01/2018

3. 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 in writing 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.

4. The floodlighting hereby approved shall not be in operation outside the hours of 07:00 hours and 22:00 hours. Measures to ensure that the floodlights are turned off outside these hours shall be submitted to and approved in writing by the Local Planning Authority prior to the first operation of the floodlighting hereby approved. Any floodlighting shall be operated in accordance with the approved details at all times.

5. The artificial pitch shall be constructed in accordance with the details submitted within the application and in line with the guidance and standards set out in Artificial Surfaces for Outdoor Sport, Sport England 2012 and the Football Association (FA) Guide to 3G Football Turf Pitch Design Principles and Layouts 2013 and FA safety certification.

6. Prior to the first non-school use of the sports facilities hereby approved, a community use agreement prepared in consultation with Sport England shall be submitted to and agreed in writing with Kettering Borough Council. The agreement shall apply to the sports hall, artificial turf pitch, ancillary parking and changing facilities. The agreement shall include details of pricing policy, hours of use, access by different user groups, sports development objectives, management responsibilities and mechanism for review. The new facility shall not be used other than in accordance with the agreement.

7. The replacement cricket nets shall be constructed and made available for use prior to the commencement of the first cricket season following the loss of the existing nets.

8. No development shall take place until a programme of archaeological work, in accordance with a written scheme of investigation, has been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details.

*Members voted on the officers’ recommendation to approve the application*

 *(Voting, For 6; Against 0)*

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| Proposed Development\*5.4 Full Application: Creation of vehicular access at 41 Desborough Road, Rothwell for Mrs K Golden Application No: KET/2017/1021Speakers: |  | DecisionMembers received a proposal which sought permission for the creation of a vehicular access for a residential dwelling. The proposal complied with highway standards, although visibility splays were smaller than standard, but were as good as the site can accommodate. A condition was proposed to maintain the visibility splays by preventing foliage growth. The surface of the access would be permeable and this would also be conditioned. It was noted that there were other examples of similar accesses elsewhere on the same road. It was agreed that the application be **APPROVED** subject to the following conditions: |

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 listed below.

3. The use of the access hereby approved shall not commence until visibility splays of 0.7m metres by 2m in accordance with approved plan P1/01D 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 0.6m in height above access / footway level.

4. The access and drive shall be constructed from a hard-bound permeable material and have a maximum gradient over the 5m distance from the highway boundary of 1 in 15 in accordance with approved plan P01/01D and shall be permanently retained in this form thereafter.

5. No gates, barriers or other means of enclosure shall be erected across the access at any time.

*Members voted on the officers’ recommendation to approve the application*

 *(Voting, For 6; Against 0)*

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| Proposed Development\*5.5 Full Application: Two storey rear extension. Mono-pitched roof over existing single storey rear extension. Insertion of first floor window in existing east elevation at 5 French Drive for Mr S Hendry Application No: KET/2018/0037Speakers: |  | DecisionMembers received a report which sought permission for an extension to a residential property and the insertion of a first floor window in an existing elevation.It was considered that the impact on neighbouring amenity was not of such a degree as to be unacceptable.It was agreed that the application be **APPROVED** subject to the following conditions: |

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 18/01/01A, received by the Local Planning Authority on 19th February 2018.

3. The first floor window in the east elevation of the building shall be installed as shown on amended plan 18/1/1A, received by the Local Planning Authority on 19th February 2018, and shall thereafter be retained in that form.

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 Class A shall be made at first floor level in the east and west elevations of the building.

5. 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.

*Members voted on the officers’ recommendation to approve the application*

 *(Voting, For 6; Against 0)*

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| Proposed Development\*5.8 Full Application: First floor side and single storey rear extensions and extension to front canopy at 188 Barton Road, Barton Seagrave for Mr K Beeby Application No: KET/2018/0085Speakers:None |  | DecisionMembers received a report which sought permission for extensions to the side and rear of the property and the front canopy.The proposed single storey rear extension followed the same line as an existing conservatory, with no substantial amenity impact on adjacent properties. There were not considered to be any significant negative impacts to neighbouring amenity. It was agreed that the application be **APPROVED** subject to the following conditions: |

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, reference 18/1/2 received by the Local Planning Authority on 27/02/2018.

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

4. 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. The west and south elevations of the first floor side extension hereby approved shall be rendered in accordance with drawing number 18/1/2 received by the Local Planning Authority on 27/02/2018.

*Members voted on the officers’ recommendation to approve the application*

 *(Voting, For 6; Against 0)*

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| Proposed Development\*5.9 Full Application: Two storey side extension at 6 Gough Close for Mr and Mrs M Rogers Application No: KET/2018/0089Speakers:None |  | DecisionThe third party objector detailed in the Committee report had withdrawn their objection. As such, and as no other objections had been received to the proposal, consistent with the Council’s scheme of delegation the application was **WITHDRAWN** from the Planning Committee as an item for consideration by officer and would therefore be considered under delegated powers.  |

*\*(The Committee exercised its delegated powers to*

*act in the matters marked \*)*

*(The meeting started at 6.30pm and ended at 7.40pm)*

Signed: ..........................................................

Chair

*DJP*