

## Full Planning Committee - 11 April 2018

### Agenda Update

#### 5.1 **KET/2017/0742**

67, 69 and 71 Braybrooke Road (land to rear), Desborough

No.71 Braybrooke Road no longer object and have emailed to support the scheme on the basis that the homes would be ideal for first time buyers, of which more such homes are needed in Desborough. As a further note, the occupiers of No.71 confirmed in an email dated 19 February 2018 that an agreement has been reached with the developers to transfer the ownership of a strip of their land to allow for the proposed access improvements.

For the avoidance of doubt objections to the application have been received from the following 5 no. addresses:

No. 57, 61, 69, 85, 85a Braybrooke Road.

#### 5.2 **KET/2017/0980**

10 The Old Willows, Northampton Road, Broughton

Revisions to wording of recommended conditions below have been made for reasons of clarity

2. The site shall not be occupied by any persons other than gypsies and travellers as defined in Annex 1 to the Planning Policy for Travellers Sites, August 2015 (or its equivalent in replacement national policy)

3. The two proposed family related pitches shall only be located at the southern end of the site within the area marked by the LPA with diagonal lines on a copy of the block plan and as identified (1) in the description of development. These pitches shall only be for occupation by the two related family households identified as the applicant and his dependents, and a household from his immediate family i.e. Josie Rooney and her dependants.

5. Within 4 weeks of the date of this permission, there shall have been submitted to the Local Planning Authority proposals for

- permanent demarcation on site of the pitch boundaries (identified as A-B; C-D; E-F; G-H; I-J; K-L, on a copy of the block plan);
- the on site preparation of the ground for receiving new soil and the laying and maintenance of turf on site on the areas indicated green on the block plan.

Within 4 weeks of receiving an approval from the LPA of such details the work that will comply with approved details shall have been completed on site and the LPA notified that this has been done so that this may be verified at a site visit.

6. Except for 1 No. touring caravan identified for each of the two pitches identified under (1) in the description of development, no more than one caravan, static or mobile home shall be stationed at any time on any single pitch. All caravans shall be as defined in the Caravan sites and Control of Development Act 1968 as amended.

New condition 12 (to separate out the remaining requirements that were in condition 6 as printed on the agenda)

No buildings or other structures shall be erected on a pitch or within the site unless a detailed layout plan and design details showing the positioning, layout, scale and appearance of all proposed buildings or other structures has been first submitted to and approved in writing by the Local Planning Authority. Development shall not occur other than in accordance with the approved details.

### 5.3 **KET/2018/0027**

Naseby Hotel, Sheep Street, Kettering

Informative

#### S106

The proposed legal agreement in relation to the development covers the requirement that the four affordable units (units 4, 10, 21 & 29) are intermediate 80% of market value and are retained as such in perpetuity.

#### Amended /additional conditions:

Condition 5 replaced with;

The bin store siting and manoeuvring space to serve the proposed car parking spaces indicated on plan pp 22 (2) rev b is not hereby approved. Prior to the commencement of development, a revised plan shall be submitted to and approved in writing by the Local Planning Authority showing 5 vehicle spaces parallel to the side wall with each space allocated to a numbered unit, together with the resultant adjustments to the manoeuvring area and bin storage areas. The parking and manoeuvring area and bin storage shall be permanently retained as approved.

Condition 6 replaced with;

The development, which shall not exceed 29 residential units, shall be carried out in accordance with the following amended and approved plans;

Proposed North Elevation drawing number PP\_31 Rev B received 21/03/18  
Proposed East Elevation drawing number PP\_30 received 12/01/18  
Proposed East Elevation (Courtyard) drawing number PP\_38 received 26/01/18  
Proposed West Elevation drawing number PP\_36 Rev A received 23/02/18  
Proposed West Elevation (Courtyard) drawing number PP\_37 received 26/01/18  
Proposed Basement Plan drawing number PP\_23 Rev B received 21/03/18  
Proposed Ground Floor Plan drawing number PP\_22 (1) Rev B received 21/03/18

Proposed Ground Floor Plan drawing number PP\_22 (2) Rev B received 21/03/18  
Proposed First Floor Plan drawing number PP\_24 Rev B received 21/03/18  
Proposed Second Floor Plan drawing number PP\_25 Rev B received 21/03/18  
Proposed Third Floor Plan drawing number PP\_26 Rev B received 21/03/18

Additional condition 18;

Prior to commencement of development there shall be submitted to and approved by the Local Planning Authority details of the developer's management of construction and demolition that will ensure that contractors/ suppliers are to be made aware of the site restrictions set out below and ensure the developer monitors compliance. Thereafter, the development shall not proceed other than in accordance with the approved details;

Works audible at the site boundary will not exceed the following times unless with the written permission of the Local Planning Authority.

Monday to Friday 08.30 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 and collection from the site and any work undertaken by contractors and sub-contractors during the demolition and construction phases.

#### Updates Comments Received

Northamptonshire Police have made additional comments regarding the updated plans;

The comments are similar to those comments on the original application however there are comments regarding the access control system, communal mail delivery, communal areas lighting levels, CCTV, window and door specifications and suicide prevention methods.

#### Officer's Comment:

These aspects are either covered by building regulations and/or go beyond the remit of planning. However the developer has been made aware of these comments and various elements are included on the approved plans.

The Highways Authority has also provided additional comments on the amended plan. As per the report there are concerns regarding the existing access. The Highway Authority have stated that as they are proposing retaining the same access (as the current hotel) whilst the use of the access is not intensifying and is noted as potentially may reduce in use, it is sub-standard with a lack of pedestrian visibility. The Highways Authority has stated that the access is not suitable for a mixture of residential and servicing of commercial premises. However, as the site is currently a hotel with a restaurant, the site is currently utilised by cars and servicing vehicles.

The Highways Authority have commented that planters could be provided adjacent to the access to push pedestrians further from the vehicular access, however, as these planters fall outside of the application site and the Highways Authority would only grant them temporary licence to be there, they cannot be conditioned.

They have also commented on the bin storage and collection and car parking manoeuvring, these points are covered by the updated conditions. They have commented on the number of bays but consider that this is a matter for Kettering Borough Council.

**5.4 KET/2018/0044**  
1 Kingsley Avenue, Kettering

Additional comments have been received from the objector at No. 10 Kingsley Avenue. These reiterate initial concerns about the outbuildings potentially being associated with No.188 Rockingham Road to the west and that the extent of development shall overpower the site. The revised porch and front door replacement shall change the appearance of the front of the property.

Officer Response: The Committee Report addresses matters previously raised. The revised porch would be of small scale and discreetly located to the side of the property behind the building line of the property's bay windows. The glazed panel to be fitted to where the current front door is located would respect and be fitted to the existing aperture whilst recommended Condition 3 requires that all external facing materials match existing.

**5.5 KET/2018/0111**  
88 Durban Road (land adj), Kettering

It is proposed to delete condition 4 from the recommendation and replace with the following informative:

The applicant/ occupier is advised that as the building does not relate to residential curtilage it does not have permitted development rights and thereby the insertion of any openings or alterations/extensions in the future shall require planning permission.

In addition it is proposed to remove mention of 'incidental residential' use from condition 5 so that it reads as follows:

The building hereby approved shall be used as a domestic garage and shall not be used for business purposes or habitable accommodation.

Officer Comments: These changes are not considered to result in a fundamental change to the proposal and thereby its recommendation. As such the application is recommended for approval subject to the conditions and informative laid out above and within the report.

**5.6 KET/2018/0160**  
7 Rossendale Drive, Barton Seagrave

No update.