

**BOROUGH OF KETTERING**

**PLANNING COMMITTEE**

**Meeting held – 11<sup>th</sup> April 2018**

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

Councillors Ash Davies, Mark Rowley, David Soans, Lesley Thurland  
Greg Titcombe, and Keli Watts

**17.PC.58** **APOLOGIES**

None

**17.PC.59** **DECLARATIONS OF INTEREST**

None

**\*17.PC.60** **MINUTES**

**RESOLVED** that the minutes of the meetings of the Planning Committee held on 13<sup>th</sup> March 2018 and 20<sup>th</sup> March 2018 be approved as a correct record and signed by the Chair.

**\*17.PC.61** **ITEMS OF URGENT BUSINESS**

None

**\*17.PC.62** **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:-

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.1 Full Application: Two pairs of semi-detached dwellings and alterations to access at 67, 69 and 71 Braybrooke Road (land to rear), Desborough for Mr Paul Green</p> <p>Application No: KET/2017/0742</p> <p><u>Speakers:</u></p> <p>The applicant Paul Green attended the meeting and addressed the committee, stating that the current site was underused and overgrown and that the proposed development of the site would create homes that are in demand whilst having a low detrimental impact on neighbouring properties.</p>	<p>Members received a report about the applicant's proposal seeking permission to construct two pairs of semi-detached three bedroom dwellings accessed from Braybrooke Road by way of intended improvements to the extant access to make it 4.5m wide for its first 10m from the highway. The proposed layout showed 8 parking spaces in front of the proposed dwellings and a gap to assist with manoeuvring within the parking area.</p> <p>It was heard that each dwelling would have a rear garden measuring approximately 11m by 6.5m. The width of each of the two semi-detached blocks would be 9.9m, the depth of each property would be 10.2m and the maximum height would be 9.1m to the ridge.</p> <p>The Planning Officer addressed the committee and provided an update which stated that No.71 Braybrooke Road no longer objected and had emailed to support the scheme on the basis that the homes would be ideal for first time buyers, of which more such homes were 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.</p> <p>Members sought clarification on the proposed width of the access road and raised concerns regarding the lack of space for emergency vehicles to access the site. Members then questioned whether or not the site would have necessary fire hydrants in case of emergency.</p> <p>It was heard that that any inclusion of fire hydrants and other immediate utilities were covered by building regulations.</p> <p>It was agreed that the application be <b>APPROVED</b> 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 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 commence on site until details of the construction and finish of the means of access and all hard and paved surfacing within the site have been submitted to and approved in writing by the Local Planning Authority. The details to be submitted shall include provisions for a hard bound surface for a minimum of the initial 5.0m measured from the highway boundary, the means to ensure that surface water does not discharge on to the highway and confirmation that the gradient of the vehicular access shall not exceed 1 in 15 for a minimum of the first 5.0m from the highway boundary. The access, which shall measure a minimum of 4.5m in width for a minimum of the initial 10.0m measured from the highway boundary as depicted on approved plan KA13165-001 Rev E, and all hard and paved surfacing shall be completed in accordance with the approved details before the adjoining buildings are first occupied and retained as approved at all times thereafter.
5. The windows hereby approved at first floor level on the north and south-facing side elevations of all plots shall be glazed with obscured glass and thereafter shall be permanently retained in that form.
6. 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.
7. 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, constructed or made on the application site.
8. 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.
9. 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,
- groundwaters 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.

10. 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 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.

REASON: To improve the appearance of the site in the interests of visual amenity and in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

11. Prior to the first occupation of the development hereby approved, 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 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.

12. 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).

13. 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.

14. Any gates provided shall be set back a distance of 5.5 metres from the edge of the vehicular carriageway of the adjoining highway and shall be hung so as to open inwards into the site only.

15. Prior to the first occupation of the dwellings hereby approved one bird box shall be installed in each of the rear gardens of each of the four dwellings. These shall be a mix of open-fronted and 32mm entrance hole types.

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

*(Voting, For 6; Against 0)*

(Planning No. 5)

11.04.18



<u>Proposed Development</u>	<u>Decision</u>
<p>*5.2 Full Application: To accommodate 2 no. static caravans, 2 no. touring caravans, parking for four cars with play area, and associated hardstanding on an existing gypsy site. Application amended by revised layout and whole site is within the application and to include in the description of development 6 other pitches for gypsy/travellers (the 6 previously consented pitches) at The Old Willows, 10 Northampton Road, Broughton for Mr P Rooney.</p> <p>Application No: KET/2017/0980</p> <p><u>Speakers:</u></p> <p>Cllr Pat Scouse, Broughton Parish Council attended the meeting and spoke as Parish Councillor on the proposed development. Cllr Scouse raised objections based upon breaches of Planning Consent/Control in relation to the number of pitches the application site had permission for and commented about pre (occupation) conditions (on an earlier consent)</p> <p>Cllr Jim Hakewill attended the meeting and spoke as ward councillor referencing concerns regarding the lack of dialogue and friction between the traveller community and the settled community. Cllr Hakewill also questioned the Planning Authorities policy in relation to Gypsies and Travellers. He said there needed to be clarity about that and the position on site</p> <p>Joseph Jones, Agent for the Applicant attended the meeting and addressed the committee, stating that to the contrary there had been sufficient dialogue between the applicant and the planning authority and that the proposed application was a sustainable location with limited impact on the surrounding area.</p>	<p>Members received a report about the applicant's proposal seeking consent to accommodate 2 No. static caravans and 2 No. touring caravans, parking for 4 cars and play area (on land at the southern end of the Old Willows site) and the whole of the Old Willows site was now within the application proposal with the description of development having been amended to include 6 No. other pitches, (restricted to gypsies and travellers the 6 previously consented pitches).</p> <p>The layout included the access track and the area at the eastern side which is now shown to be free of caravans and a further strip for a green amenity area at that side of the site.</p> <p>The Planning Officer addressed the committee and provided an update which stated that revisions to wording of recommended conditions 2, 3, 5 and 6 had been made for reasons of clarity. It was also heard an additional condition ( No.12) was added to separate out the remaining requirements that were in condition 6.</p> <p>Members of the committee heard that there had been discussions between planning officers and the applicant's agent. It was then heard that during inspections an unauthorised container was found and the Planning officers. asked for this to be removed which it had been ( by the time of a revisit to the site)</p> <p>The Planning Officer stated that this opportunity allowed the Council to negotiate with the applicant and their agent to put forward a scheme that could receive officer support so that if approved there was the opportunity for voluntary action to resolve breaches instead of other enforcement action. It was stated the strategy was intended to achieve an earlier resolution but should there be no compliance other enforcement options would be considered</p>

	<p>Members questioned whether or not that the site had been used as a location to rent space to those not of the travelling community.</p> <p>It was reported that following an investigation by planning officers an advert on an estate agent's web site had been taken down and that the applicant/ agent denied any involvement in this. There was no evidence to link this to the applicant and the advert of itself did not provide the evidence of who may be in occupation.</p> <p>Members sought clarification on whether or not the Authority would be able to successfully enforce any breaches that may be reported if permission is granted.</p> <p>Officers stated to the committee that should any breaches take place then other enforcement action could be anticipated.</p> <p>After conversations with officers It was proposed by Councillor Rowley and seconded by Councillor Davies, that condition 1 be amended so that the development permitted shall be begun before the expiration of 3 months.</p> <p>Committee also agreed that a caravan should be as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968.</p> <p>It was agreed that the application be <b>APPROVED</b> subject to the following conditions:</p>
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1. The development hereby permitted shall be begun before the expiration of 3 months from the date of this planning permission.

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.



4. The development shall not be carried out other than in accordance with the amended block plan dated 13 March 2018.
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 1960 and the Caravan Sites Act 1968.
7. There shall be no external illumination on the site at any time other than in accordance with a detailed scheme which shall first have been submitted to and approved in writing by the Local Planning Authority.
8. The site shall not be used for any trade, industrial or business activity, including vehicle hire and there shall be no storage of commercial waste or materials
9. Proposals for storage and disposal of domestic waste and re cycling shall be submitted to and approved by the Local Planning Authority within 8 weeks of the date of this permission. Thereafter, development shall not proceed other than in accordance with the approved details.
10. Other than within the extent of the pitches delineated hereby approved, no caravan or structure shall be kept or positioned on the remainder of the site at any time.
11. Any proposed change or addition to the of disposal of foul sewage or other services shall be first submitted to and approved by the Local Planning Authority
12. 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.

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

*(Voting, For 5; Against 1)*

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.4 Full Application: Porch to side, two storey side and rear extensions. Juliet balcony to rear. 3 no. windows to west elevation at 1 Kingsley Avenue, Kettering for Mr A Gandham</p> <p>Application No: KET/2018/0044</p> <p><u>Speakers:</u></p> <p>Krishna Gandham, Agent for the Applicant attended the meeting and addressed the committee, stating that the current state of the home was not big enough for their family of 4 and so needed extending.</p>	<p>Members received a report about a proposal for a porch set to the side of the property at its frontage, two storey side and rear extensions, with a Juliet balcony to the rear and 3 new windows to the west side elevation.</p> <p>An update was supplied to the meeting in relation to additional comments that had been received from the objector at No.10 Kingsley Avenue. These reiterated initial concerns about the outbuildings potentially being associated with No,188 Rockingham Road to the west and that the extent of the development shall overpower the site.</p> <p>Members heard that the Committee report addressed the matters previously raised and that the revised porch was to 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 was 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.</p> <p>Members agreed that properties in the area all had similar extensions and so agreed that the proposed development was acceptable.</p> <p>It was agreed that the application be <b>APPROVED</b> 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 listed below.
3. 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.
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 or C shall be made in the western side elevation or roof plane of the building.

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

*(Voting, For 6; Against 0)*

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.3 Full Application: Partial demolition and redevelopment of the site to provide 29 no. residential units and A3 restaurant with parking, landscaping, and associated works at The Naseby Hotel, Sheep Street, Kettering for Mr Oliver, Paul Simon Homes.</p> <p>Application No: KET/2017/0903</p> <p><u>Speakers:</u></p> <p>None</p>	<p>A report was submitted about a proposal for the redevelopment of the site including conversion, partial demolition and the erection of new buildings. The proposed redevelopment was for a restaurant at ground floor with 29 flats of different sizes.</p> <p>The Planning Officer addressed the committee and provided an update which stated that the proposed legal agreement in relation to the development covers the requirement that the four affordable units (units 4, 10, 21 &amp; 29) are intermediate 80% of market value and are retained as such in perpetuity. It was also stated that condition 5 and 6 were amended along with additional conditions in relation to the management of construction and demolition.</p> <p>Members also heard that the Highways Authority and Northamptonshire Police had made additional comments.</p> <p>Members raised concerns regarding the lack of parking provisions for the proposed development stating that the 5 spaces that are proposed would not be sufficient.</p> <p>Concerns were also raised by members regarding the amenity impact on local elderly residents living in the area.</p> <p>The Committee considered that the proposal was a high-specification, high-quality development that would bring an unused site back into use.</p> <p>It was agreed that the application be <b>APPROVED</b> subject to completion of a S106 Agreement and 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 external seating area hereby permitted shall not be open to the public before 08:00 hours or remain open after 22:00 hours on Mondays to Thursdays nor before 08:00 hours or after 23:00 hours on Fridays or Saturdays, nor before 10:00 hours or after 22:00 hours on Sundays or any recognised public holidays.

3. No development shall commence on site until details together with 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.

4. No demolition works shall commence on the site until a scheme including a timeframe for the construction of the new buildings has been submitted and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved scheme unless alternative details are agreed in writing by the Local Planning Authority.

5. The bin store siting and manoeuvring space to serve the proposed car parking spaces indicated on plan(s) PP 22 (1) and (2) rev b is not hereby approved. Prior to the commencement of development, revised plans 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.

6. 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 C received (date to be added when received)  
Proposed Ground Floor Plan drawing number PP\_22 (2) Rev C received (date to be added when received)  
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

7. 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.

8. Prior to the first occupation of the development hereby approved, refuse storage and collection facilities shall be made available for use. The refuse storage area shall be in a separate room or area not connected to any habitable area. These facilities shall be retained at all times thereafter, unless otherwise agreed in writing with the Local Planning Authority.

9. Prior to the commencement of the use(s) hereby approved a scheme for the storage and collection of waste shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented in accordance with the approved details and retained at all times thereafter...

10. Prior to the commencement of the use(s) hereby approved a scheme to control refuse and litter from patrons utilising the external area shall be submitted to and

approved in writing by the Local Planning Authority and shall be implemented in accordance with the approved details and retained at all times thereafter.

11. Prior to the commencement of development a scheme for the provision of the surface and waste water drainage shall be 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 scheme.

12. Prior to the first use of the restaurant hereby permitted details of the ventilation system for the extraction and disposal of cooking odours shall be submitted to and approved in writing by the Local Planning Authority. The restaurant use hereby permitted shall not commence until the approved details have been fully implemented.

13. Prior to the commencement of the use hereby permitted a scheme for the acoustic treatment of the odour control system to prevent the emissions of noise affecting noise sensitive premises shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented in accordance with the approved details and maintained in accordance with the approved details at all times thereafter. Upon completion of all works to implement the approved scheme, testing shall be carried out and a report submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use hereby permitted to verify the scheme's effectiveness.

14. Prior to the commencement of development a scheme for achieving the noise levels outlined in BS8233:2014 with regards to the residential units shall be submitted and approved in writing by the Local Planning Authority. Once approved the scheme shall be implemented before first occupation of the residential units and therefore maintained in the approved state at all times. No alterations shall be made to the approved structure including roof, doors, windows and external facades, layout of the units or noise barriers.

15. Prior to the commencement of development full details of all windows and doors shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out other than in accordance with the approved details.

16. Notwithstanding the provisions of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) no exterior elevation of any the building(s) which has a frontage onto either George Street or Sheep Street shall be painted (other than the repainting of timbers including doors and windows) unless approved in advance in writing by the Local Planning Authority.

17. No pipework, cables, antennas, satellite dishes, lighting or opening (including vents) shall be attached, affixed, made or otherwise adjoined to the building(s) frontages on either Sheep Street or George Street without the prior written approval of the Local Planning Authority.

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.

Additional information for the minutes

Post the meeting it has been agreed with the Chair of the Planning Committee, that in accordance with the officer advice as stated at the top of page 48 of the Report to Committee, an extra condition (suitably worded by Officers) to address the recommendations of an awaited bat survey, will be added to the decision notice before it is issued.

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

*(Voting, For recommendation 5; Against 1)*

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.5 Full Application: Single storey garage at 88 Durban Road (land adj), Kettering for P Tomkins, ACR Developments.</p> <p>Application No: KET/2018/0111</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a report which sought full planning permission for a garage with a store and a low dual-pitched roof measuring 8.7m x 4.8 to a ridge height of approximately 4m. The garage was proposed for domestic use with the applicant intending to advertise the garage for rent/sale to residents in the locality.</p> <p>The Planning Officer addressed the committee and provided an update which stated that it was proposed to delete the drafted wording for condition 4 from the recommendation and replace with alternative wording and an informative 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.</p> <p>Members agreed that the proposed development was satisfactory and addressed any previous concerns raised regarding the site being used as a residential dwelling.</p> <p>It was agreed that the application be <b>APPROVED</b> 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 detailed below.
3. No development shall commence on site until details of the types and colours of all external facing, roofing, boundary treatment and hardstanding 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.
- 4 The building hereby approved shall be used as a domestic garage and shall not be used for business purposes or habitable accommodation.
5. The building hereby approved shall be used as a domestic garage and shall not be used for business purposes or habitable accommodation.
6. The development shall not be used until the 2.4m x 2.4m visibility splay onto Durban Road has been provided in accordance with the approved details. The sight



lines shall thereafter be permanently retained and kept free of obstacles above 0.9m in height.

Informative added to reflect change to conditions as identified in Update to Committee.

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

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

*(Voting, For 6; Against 0)*

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.6 Full Application: First floor side extension and single storey rear extension at 7 Rosendale Drive, Barton Seagrave for Mr T Scarvaci</p> <p>Application No: KET/2018/0160</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a proposal which sought permission for a first floor extension above the existing attached garage and a single storey rear extension with a mono-pitched roof.</p> <p>It was heard that the single storey rear extension replaced the existing L-shaped conservatory, using the original footprint, and increased the eaves height of the existing utility room to enable the mono-pitched roof to cover the whole of the rear extension.</p> <p>Members agreed that they saw no issues with the proposed development.</p> <p>It was agreed that the application be <b>APPROVED</b> 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 window at first floor level on the northeast elevation shall be glazed with obscured glass and thereafter shall be permanently 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 northwest elevation of the building.

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

*(Voting, For 6; Against 0)*

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

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

Signed: .....

Chair

CJG