

Full Planning Committee - 08 May 2018

Agenda Update

5.1 **KET/2017/0381**

Queen Street, Horsemarket (land off), Kettering

The Local Highway Authority has requested a condition regarding a construction management plan.

New Condition 17

Prior to the commencement of development a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of construction works.

REASON: Details are required prior to commencement of development in the interests of safeguarding highway safety and residential amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

5.2 & 5.3 **KET/2017/0672 & KET/2017/0674**

A510 (land west of), Cranford

Condition 7 Surface Water Disposal is amended to require implementation and maintenance. The following wording is added to this condition:

The approved scheme shall be implemented prior to the first occupation of the building by any pigs and thereafter maintained as approved.

5.4 **KET/2017/0998**

26 Queen Street, Geddington

Geddington Parish Council responded to the reconsultation and object on the same grounds. It is considered that these matters are already assessed in the published Committee Report.

5.5 **KET/2018/0002**

29 High Street, Burton Latimer

No update.

5.6 **KET/2018/0038**

Satra House, Rockingham Road, Kettering

The Local Highway Authority (LHA) responded to re-consultation on 27/04/18 stating no objection subject to conditions covering issues relating to: access dimensions/gradient; visibility splays; hard surfacing; position of gates; parking space dimensions; cycle parking; bin store location.

The LHA additionally requested a pooled contribution towards a controlled pedestrian crossing on Rockingham Road. It is considered that the majority of the works required in the LHA's list of conditions are specified on the submitted drawings. However, to ensure that the specified works are laid out in perpetuity and

for the avoidance of doubt, the following conditions should be imposed:

17. Prior to the first use or occupation of the development hereby permitted the visibility splays to Rockingham Road access points shall be laid out as specified on approved plan AL(9)902 M, received by the Local Planning Authority on the 11th April 2018. The splays shall thereafter be permanently retained and kept free of all obstacles to visibility over 0.9m in height above carriageway level and over 0.6m in height above access / footway level.

18. Prior to the first use or occupation of the development hereby permitted no gates, barrier or means of enclosure shall be erected across a vehicular access within 5.5m of the Rockingham Road highway boundary. Any such feature erected beyond that distance should be hung to open inwards away from the highway.

19. Prior to the first use or occupation of the development hereby permitted the proposed Rockingham Road South Entrance shall have a maximum gradient of no steeper than 1:15 for the first 5m from the rear of the highway boundary. The access shall thereafter be permanently retained as such.

With regards to the provision of cycle storage it would be unreasonable to insist upon such a provision given residents are unlikely to have a need to use cycles.

It is also not considered reasonable to require a contribution towards a controlled pedestrian crossing; the majority of residents would be dependent on care and therefore it is reasonable to anticipate a reduction in pedestrian movements when compared to how the site could currently be lawfully used.

Additional information was submitted by the applicant to address points raised by the Lead Local Flood Authority (LLFA). It is understood that only minor technical issues between the parties need to be finalised including maintenance arrangements and these will be finalised shortly after committee.

It is therefore recommended that the proposal is approved with the conditions specified in the report and with the final wording of condition 11 to be delegated to Officers to update following final comments of the LLFA.

5.7 **KET/2018/0124**
78 Headlands, Kettering

No update.

5.8 **KET/2018/0209**
5 Rye Close, Burton Latimer

Burton Latimer Town Council: No Objection

5.9 **KET/2018/0240**
79 Hawthorn Road, Kettering

Objections to this application have been received from No.81 Hawthorn Road, the adjacent neighbour to the application site. Throughout the report, an error has been made in referencing No.79 as the neighbouring property. All reference to No.79 in this context is to be amended to reference No.81 and the impacts in the report are discussed in relation to these neighbouring occupiers. Amendment has also been made in the reasons in conditions 1, 3, 4, and 5 to amend references from No. 79 to No.81

The case officer is fully aware of the objections of no. 81 and has visited this neighbouring property during the application process to assess the impact of the proposal from their perspective, as will be shown in the photographs during the officer presentation to committee.

Following concerns from neighbours the site has been re-measured with the current boundary fence being between 66cm and 69cm from the side elevation of the extension. The exact position of the boundary is a civil matter between the two parties but does not change the distance and relationship between the side elevations of no. 81 which features kitchen windows and the extension as assessed on page 104 of the agenda.