

BOROUGH OF KETTERING

PLANNING COMMITTEE

Meeting held – 8th May 2018

Present: Councillor Shirley Lynch (Chair)

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

17.PC.67 **APOLOGIES**

Apologies for absence were received from Councillor Greg Titcombe.

17.PC.68 **DECLARATIONS OF INTEREST**

None

***17.PC.69** **MINUTES**

RESOLVED that the minutes of the meetings of the Planning Committee held on 11th April 2018 and 17th April 2018 be approved as a correct record and signed by the Chair.

***17.PC.70** **ITEMS OF URGENT BUSINESS**

None

***17.PC.71** **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. Seven 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 Outline Application: 41 no. retirement apartments, including communal facilities, access and parking, and ground floor retail and/or restaurant unit at Queen Street, Horsemarket (land off), Kettering for Mr K Jones.</p> <p>Application No: KET/2017/0381</p> <p><u>Speakers:</u></p> <p>Nicholas Williams, agent for the applicant attended the meeting and addressed the committee, that the proposed development would deliver much needed Town Centre housing along with increasing the general footfall of the area.</p>	<p>Members received a report about the applicant's proposal which sought outline planning permission for residential development comprising of 41 no. retirement apartments with ground floor retail/ restaurant unit.</p> <p>Members heard that the original scheme comprised 51 no. retirement apartments and an additional storey of development. The scheme had been revised through the application process through seeking to address the consultation responses received.</p> <p>The Planning Officer addressed the committee and provided an update which stated that the Local Highway Authority had requested a condition regarding a construction management plan.</p> <p>Members initially raised concerns regarding the overbearing height of the proposed development compared to neighbouring properties.</p> <p>Members also questioned the conditions regarding the type of accommodation that the proposed development was offering, questioning whether the concept of having sheltered accommodation was ring fenced with the conditions. It was heard that that if approved, an S106 agreement would include a legal agreement to confirm this.</p> <p>Concerns were also raised by members in relation to lack of parking provisions for visitors and residents.</p> <p>It was proposed by Councillor Thurland and seconded by Councillor Soans that the application be refused due to the overbearing elements of the proposed development as well as it not in keeping with the surrounding area.</p> <p>It was agreed that the application be REFUSED for the following reasons:</p>

Overbearing
Not in Keeping with the surrounding area.

Members voted on the motion to refuse the application

(Voting, For 4; Against 3)

The application was therefore

REFUSED

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.2 Full Application: Erection of pig rearing and finishing unit at 1510 (land west of), Cranford for Mr A Robinson, Cranford Power</p> <p>Application No: KET/2017/0672</p> <p><u>Speakers:</u></p> <p>Paul Wilcox, Third party objector to the proposed development attended the meeting and addressed the committee raising concerns with the level of intensive farming associate with the scheme, Mr Wilcox also raised concerns regarding the overwhelming noise that would be associated with the development if it was approved.</p> <p>Cllr Stephen Pickard of Cranford Parish Council attended the meeting and spoke as Parish Councillor raising concerns regarding the waste management proposals and associated odour/traffic issues with the proposed development.</p> <p>Ian Pick, Agent for the Applicant attended the meeting and addressed the committee, stating that if approved the operations of the development would include the highest welfare checks in cooperation with the RSPCA and contractors. Waste would be strictly controlled in line with Environmental Agency guidelines and a strict route management plan would be included which would divert traffic from the A14 and A5.</p>	<p>Members received a report which sought Planning consent for the erection of two buildings for pig rearing.</p> <p>It was heard that the development consisted of two planning applications which were fundamentally and intrinsically linked; KET/2017/0672 Erection of pig rearing and finishing unit (application 1 of 2) KET/2017/0674 Erection of pig rearing and finishing unit (application 2 of 2)</p> <p>The Planning Officer addressed the committee and provided an update which stated that Condition 7 Surface Water Disposal was amended to require implementation and maintenance.</p> <p>Members raised concerns regarding the levels of noise associated with the proposed development and the detrimental effect this would have on local residents.</p> <p>Members then also raised concerns regarding the unsatisfactory odour that would be present during the operation of the pig rearing units.</p> <p>Members agreed that although they were not against the proposed development, concerns were still present with regards to the detrimental noise levels, members questioned whether a noise management plan could be conditioned.</p> <p>Members heard that such condition could be delegated to officers.</p> <p>After conversations with officers It was proposed by Councillor Davies and seconded by Councillor Soans, that the application be deferred to allow greater investigation into work that can be done to challenge concerns raised by members.</p> <p>It was agreed that the application be DEFERRED</p>

Members voted on the motion to defer the application

(Voting, For 6; Against 1)

The application was therefore
DEFERRED

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.3 Full Application: Erection of pig rearing and finishing unit at 1510 (land west of), Cranford for Mr A Robinson, Cranford Power</p> <p>Application No: KET/2017/0674</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a report which sought Planning consent for the erection of two buildings for pig rearing.</p> <p>It was heard that the development consisted of two planning applications which were fundamentally and intrinsically linked; KET/2017/0672 Erection of pig rearing and finishing unit (application 1 of 2) KET/2017/0674 Erection of pig rearing and finishing unit (application 2 of 2)</p> <p>The Planning Officer addressed the committee and provided an update which stated that Condition 7 Surface Water Disposal was amended to require implementation and maintenance.</p> <p>Members raised concerns regarding the levels of noise associated with the proposed development and the detrimental effect this would have on local residents.</p> <p>Members then also raised concerns regarding the unsatisfactory odour that would be present during the operation of the pig rearing units.</p> <p>Members agreed that although they were not against the proposed development, concerns were still present with regards to the detrimental noise levels, members questioned whether a noise management plan could be conditioned.</p> <p>Members heard that such condition could be delegated to officers.</p> <p>After conversations with officers It was proposed by Councillor Davies and seconded by Councillor Soans, that the application be deferred to allow greater investigation into work that can be done to challenge concerns raised by members.</p> <p>It was agreed that the application be DEFERRED</p>

Members voted on the motion to defer the application

(Voting, For 6; Against 1)

The application was therefore
DEFERRED

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.6 Full Application: Redevelopment of site to provide a 42 bedroom dementia care home, a 77 bedroom nursing home, and conversion of Victorian villa to provide 8 no. assisted living apartments, together with associated parking, landscaping, and amenity space at Satra House, Rockingham Road, Kettering for Mr A Doyle, Avery Healthcare (AH) Kettering 1 Ltd</p> <p>Application No: KET/2018/0038</p> <p><u>Speakers:</u></p> <p>Adrian Kearley, Agent for the Applicant attended the meeting and addressed the committee, describing the proposed development and the advantages that it would bring to the local economy including much needed residential and specialist healthcare. Mr Kearley also stated that the scheme would include a transport scheme for both residents and staff.</p>	<p>A report was submitted which sought permission for the full demolition of all existing built form on-site, except for the Satra House Victorian villa, and its replacement with two (2 No.) new-build elements that were linked by a connecting corridor. Satra House would be restored and converted to provide 8 No. assisted living apartments with its own dedicated access (Rockingham Road north access) and parking areas. The remaining part of the site was to accommodate the new-build element where its access would be solely via the Rockingham Road south access point.</p> <p>Members of the committee heard that The new-build element would consist of a 77 bed care home on the central part of the site and a 42 bed dementia care home along the western part of the site. The care home building would be built up to a maximum of 3 No. stories in height with a basement and the dementia care home would be built to a height of 2 No. stories on its principle west elevation with a 3 No. storey element to its south-west corner. Due to the site's noticeably sloped topography, the care homes would be constructed on different plateaued levels giving a stepped storey height progression from west to east.</p> <p>The Planning Officer addressed the committee and provided an update which stated that the Local Highway Authority (LHA) had 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. It was also stated that It was 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 was reasonable to anticipate a reduction in pedestrian movements when compared to how the site could currently be lawfully used.</p> <p>Members agreed that the scheme would be a significant improvement to the current</p>

	<p>derelict site and that it would bring a number of benefits to the town.</p> <p>Members questioned whether or not there would be adequate parking for members of staff to stop parking in neighbouring residential areas.</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 heard that 68 spaces were to be provided for staff, residents and visitors and that this was satisfactory in terms of the current proposed development.</p> <p>It was agreed that the application be APPROVED subject to the following conditions:</p>
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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 dementia care home and nursing home facilities hereby approved shall be used only for purposes falling in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any statutory instrument revoking and re-enacting that Order with or without modification).
4. The noise mitigation measures outlined in chapter 5 of the approved report dated 14th January 2018 by Auracle Acoustics shall be carried out in full prior to the first occupation of any element of the development hereby approved. Following completion, no alterations shall be made to the approved structure of the units including roof, doors, windows and external facades, layout of the units or noise barriers.
5. No external plant shall be installed unless a noise assessment that outlines the likely impact on any noise sensitive property, and the measures necessary to ensure that the noise does not affect the local amenity of residents is submitted and approved in writing by the Local Planning Authority. The assessment shall be determined by measurement or prediction in accordance with the guidance and methodology set out in BS4142: 2014. Once approved the plant hereby permitted shall be operated in accordance with the approved details and thereafter maintained in this approved state at all times.
6. No development shall take place until an air quality assessment to assess the impact of local air quality on occupiers of the proposed development against the National Air Quality Standards and Objectives has been submitted to and approved in writing by the Local Planning Authority. The submitted assessment shall identify exceedances of the air quality objectives in addition to any mitigation measures required to reduce exposure. Once approved the mitigation measures shall be

implemented in full prior to the first occupation of the development and retained where appropriate at all times thereafter.

7. 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 part C below has been complied with.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme set out in the submitted Phase II Environmental and Geotechnical Site Investigation document (July 2017) 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.

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.

9. No development shall take place (including any demolition, ground works, site clearance, roof stripping,) until a method statement for the protection of bats has been submitted to and approved in writing by the local planning authority. The content of the method statement shall include the:

- a) Purpose and objectives for the proposed works;
- b) Detailed design(s) and/or working method(s) necessary to achieve stated objectives;
- c) Extent and location of proposed works shown on appropriate scale maps and plans;
- d) Timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;
- e) Persons responsible for implementing the works.

The works shall be carried out strictly in accordance with the approved details in the first planting season after the approval of the method statement, and shall be retained in that manner thereafter.

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

11. Development shall not commence until a drainage strategy including on and off-site works 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 strategy, and the building shall not be occupied or the use commence, whichever is the sooner, until the approved strategy has been fully implemented.

12. Prior to first occupation of the development a scheme of hard and soft 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 (with respect to soft landscaping) 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.

13. Prior to first occupation of the development a schedule of maintenance for a minimum period of five years for landscaped areas shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. The development shall not be carried out other than in accordance with the approved schedule.

14. The new works to be carried out on the villa building to be retained and known as Satra House shall be carried out with brick, mortar, tiles/slate, windows, windowheads/sills to match the existing building.

15. The materials to be used in the construction of all external surfaces of the 42 Bed Dementia Care Home and the 77 Bed Care Home development hereby permitted shall be carried out using the following materials as specified on approved plans AL(0)041 Rev F and AL(0)040 Rev F:

- a) Interlocking concrete roof tile (Colour grey)
- b) Yellow/Brown Brick (Skelton Blend)
- c) Red Brick (Nutcombe Multi).

16. The Avon Close access into the site, as specified on the hereby approved plan AL(9)903 Rev K, shall be kept permanently locked at all times except for those times when emergency vehicles require access into or out of the site.

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.

Members voted on the officers' recommendation to approve the application

(Voting, For recommendation 7; Against 0)

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.7 Full Application: Change of use from C2 to a health, wellbeing and therapy centre at 78 Headlands, kettering for Mrs A Kaur.</p> <p>Application No: KET/2018/0124</p> <p><u>Speakers:</u></p> <p>Cllr Maggie Don attended the meeting and spoke as Ward Councillor for the proposed development and raised concerns regarding the parking and traffic issues stating that there was currently already a number of parking issues associated with the road and that the number of car parking spaces proposed was not sufficient.</p>	<p>Members received a report which sought consent to change the use of the building from a C2 residential institution to a mixed care based use containing therapy and wellbeing rooms and treatment rooms for non-residential purposes.</p> <p>Members raised concerns regarding the insufficient number of parking provisions associated with the development stating that the number was inadequate for the staff and visitors that would use the facility.</p> <p>Following debate it was proposed by Councillor Thurland and seconded by Councillor Moreton that the proposed development be deferred to allow the applicant to address the committees concerns regarding parking.</p> <p>It was agreed that the application be DEFERRED s</p>

Members voted on the motion to defer the application

(Voting, For 7; Against 0)

The application was therefore
DEFERRED

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.9 s.73A Retrospective Application: Single storey rear and part side extension to include low profile lantern and bi fold doors, decking and boundary fences at 79 Hawthorn Road, Kettering for Mr T Wilson.</p> <p>Application No: KET/2018/0240</p> <p><u>Speakers:</u></p> <p>Tony Glave, Third party objector to the proposed development attended the meeting and addressed the committee raising concerns with the overbearing and overshadowing issues relating to the construction of the extension.</p>	<p>Members received a proposal which sought retrospective planning permission under Section 73A of the Town and Country Planning Act 1990 for a single storey extension to the rear of the dwellinghouse which extended 4 metres from the rear elevation of an original single storey lean-to element to the dwellinghouse. In addition to extending to the rear, the extension wrapped round the existing building, extending 1.5 metres to the side. A lantern roof light had been inserted at the southeast end of the extension.</p> <p>Members of the committee heard that the application had been made as the result of an enforcement complaint and that the applicant was invited to regularise the development already carried out on site.</p> <p>It was then heard that the application also included a 4m deep area of decking to the rear of the proposed extension, with a 2 metre high wooden panel fence along the southwest edge facing the adjacent neighbours at No.79 Hawthorn Road. Prior to the receipt of this application, the applicants were requested to remove a parapet wall from the extension to reduce the overall height.</p> <p>Members questioned whether or not the proposed application would of originally been approved if it had come before committee.</p> <p>Concerns were raised regarding the degree of overbearing on neighbouring properties and that it proved to be an overdevelopment of the site.</p> <p>It was therefore proposed by Councillor Rowley and seconded by Councillor Thurland that the application for retrospective planning permission be refused on the grounds of it being overbearing and having an adverse detrimental effect on neighbouring properties.</p> <p>It was agreed that the application be REFUSED for the following reasons:</p>

Overbearing
Adverse detrimental effect on neighbouring properties
Loss of light

Members voted on the motion to refuse the application

(Voting, For 7; Against 0)

The application was therefore

REFUSED

(The Meeting adjourned at 8:49 for a comfort break and reconvened at 8:55)

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.8 Full Application: Replace garage to include habitable accommodation with storage above and single storey extension to link at 5 Rye Close, Burton Latimer for Mrs K Jones.</p> <p>Application No: KET/2018/0209</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a proposal which sought planning permission for the replacement of the existing double garage with an extension consisting of a single garage and ancillary domestic accommodation to the ground floor and within the roof space which includes a front facing flat-roof dormer and the provision of a linking element to the front of the existing dwelling which has a front dual roof pitch and a flat-roof to the rear.</p> <p>Members agreed that the proposed development was satisfactory and that all previous concerns had been satisfied following the report delivered by officers.</p> <p>It was agreed that the application be APPROVED 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 take place on site (including demolition) until a scheme for boundary treatment (including the provision of a gated access to the created alleyway) 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.
4. The walls and roof of the proposal, hereby permitted, shall match, in type, colour and texture, those on the existing dwelling unless otherwise agreed in a discharge of conditions application, in which case the development shall be carried out in accordance with the approved details.
5. The extension permitted shall not be occupied other than as part of the single residential use of the dwelling known as 5 Rye Close.
6. The garage shown on the approved drawings shall remain available for the parking of vehicles.
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 additional openings permitted by Schedule 2, Part 1 Classes A or C shall be made in the south/ rear facing elevation or roof plane of the building.

Members voted on the officers' recommendation to approve the application

(Voting, For recommendation 7; Against 0)

(Planning No. 15)

08.05.18

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.4 Full Application: Change of use and extension of former offices to provide 2 no. dwellings, demolition of commercial building and construction of 1 no. detached dwelling, associated parking and amenity space at 26 Queen Street, Geddington for Mr S Norris, Barton Lodge Developments Ltd.</p> <p>Application No: KET/2017/0998</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a proposal which sought planning permission to demolish the remaining buildings with the exception of the original house and former stone/brick built out building in order to create a residential development of three (3) dwellings.</p> <p>A single detached, two-and-a-half storey, 5 bedroom, dwelling (Plot 1) was to be erected in the north-west corner of site; the former office building adjoining No.20 Queen Street was to be extended and converted into a two-storey, two bedroom dwelling (Plot 2); the former office/dwelling towards the front of the site was to be converted and extended into a two-storey, 3 bedroom, detached dwelling (Plot 3).</p> <p>It was heard that each proposed dwelling would have their own private garden spaces and dedicated car parking spaces (8 in total).</p> <p>The Planning Officer addressed the committee and provided an update which stated that a response had been received from Geddington Parish Council which stated that it objected on the same grounds</p> <p>Members agreed that the proposed development was satisfactory and that all previous concerns had been satisfied following the report delivered by officers.</p> <p>It was agreed that the application be APPROVED 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 amended plan numbers; 17-028-01 C, 17-028-02 C, 17-028-03 B, 17-028-04 D, 17-028-05 C.
3. 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.
4. 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.

5. Prior to first use or occupation, the proposed vehicular access, parking and turning facilities shall not be provided other than in accordance with the approved plans and shall thereafter be set aside and retained for those purposes.

6. Prior to the commencement of the development hereby permitted, details of a positive means of drainage to ensure that surface water from the vehicular access or private land does not discharge onto the highway shall be submitted to and be 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.

7. No gates, barrier or means of enclosure shall be erected across a vehicular access within 5.5m of the highway boundary. Any such feature erected beyond that distance should be hung to open inwards away from the highway.

8. The windows at first floor level on the rear (north east) elevation of the hereby approved Plot 1 dwellinghouse shall be glazed with obscured glass and thereafter shall be permanently retained in that form.

9. 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.

10. No works shall take place on site until full details of all windows, doors, timber finishes, verge detailing, rainwater goods and exterior materials (roof tiles, external wall brick/stone) have been submitted to and approved in writing by the Local Planning Authority. The works shall not be carried out other than in accordance with the approved details.

11. Prior to the first occupation of any dwelling, details of bat and bird boxes to be installed on site shall be submitted to and approved in writing by the Local Planning Authority and shall be carried out as approved.

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 enlargements, additions or other alterations permitted by Schedule 2, Part 1 Classes B or C shall be made in the roof planes of the hereby approved dwellinghouse labelled as Plot 1 on the approved plan 17-028-01-Rev C.

Members voted on the officers' recommendation to approve the application

(Voting, For recommendation 6; Against 0)

(Councillor Soans Abstained from the vote)

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.5 s.73 Application: Variation of conditions 5 and 6 of KET/2015/0524 in respect of window glazing and openings at 29 High Street, Burton Latimer for Mr P Chahall, Aktiv Houses Limited.</p> <p>Application No: KET/2018/0002</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a proposal which sought the removal/variation of condition nos. 5 and 6 (detailed below) of KET/2015/0524 to allow the following alterations to first floor windows on the north-west and north-east elevations:</p> <ul style="list-style-type: none"> • relax obscure glazing from full height to within 1.7 metres of the internal finished floor level of each respective window and • allow opening to a distance of 0.2 metres, controlled by a fitted restrictor. <p>Members agreed that the proposed development was satisfactory and that all previous concerns had been satisfied following the report delivered by officers.</p> <p>It was agreed that the application be APPROVED 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 shall be carried out in accordance with the materials approved as part of application AOC/0524/1501 on 05/05/2017 including Spanish Slate, reuse of facing bricks from demolished structures on site and Alitherm Heritage Aluminium Windows by Smart Systems Ltd.
3. Prior to the first occupation of the building the access drive, visibility splays and parking spaces shall be provided in accordance with drawing number BL/05 Rev A received by the Local Planning Authority on 15th October 2015 and shall be permanently retained thereafter.
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 north west, north east or south east or south elevation or roof plane of the building.
5. The windows on the north west elevation shall be restricted to 20cm opening and glazed with obscured glass within 1.7 metres of the respective finished floor levels. The development shall be carried out in accordance with drawing numbers 16-056-2-01A and 16/056-3-21A received by the Local planning Authority on 03/01/2018 and 16-056-2A and 16-056-2-03 received by the Local planning Authority on 10/04/2018 and thereafter shall be permanently retained in that form.
6. The windows at first floor level on the north east elevation (rear elevation) shall be obscured within 1.7 metres of the finished floor level and restricted to 20cm opening, in accordance with plan numbers 16-056-2-01A and 16/056-3-21A received by the Local planning Authority on 03/01/2018 and 16-056-2A and 16-056-2-03 received by the Local planning Authority on 10/04/2018 and thereafter shall be permanently retained in that form.

7. The development shall not be carried out other than in accordance with the approved scheme for limiting the transmission of noise between individual units of accommodation shown on plan numbers 16-056-3-18 and 16-056-3-22, approved as part of application AOC/0524/1501 on 05/05/2017. The scheme shall be completed before any of the units of accommodation are occupied.

8. The development shall not be carried out other than in accordance with the Level II Building Recording by Ian Soden Heritage Services Ltd, programme of archaeological work, approved as part of application AOC/0524/1501 on 05/05/2017.

9. The development shall not be carried out other than in accordance with report reference 15.04.022 dated May 2015 By Listers Geotechnical, approved to discharge parts A to C of the condition and as part of application AOC/0524/1501 on 05/05/2017. Part D of the condition may be discharged in writing by the Local Planning Authority on receipt of confirmation that no unexpected contamination was found.

10. The development shall be carried out in accordance with the Sustainability Statement received 26 June 2015 by the Local Planning Authority.

Members voted on the officers' recommendation to approve the application

(Voting, For recommendation 6; Against 0)

(Councillor Thurland Abstained from the vote)

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

(The meeting started at 6.30pm and ended at 9.11pm)

Signed:

Chair

CJG