

Full Planning Committee - 05 June 2018

Agenda Update

5.1 **KET/2016/0883**

Bosworths Nursery, Finedon Road, Burton Latimer

No update.

5.2 **KET/2017/0839**

81 Stamford Road, Kettering

Additional working hour condition to be imposed in respect of noise impact on nearby properties.

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.

REASON: In the interests of safeguarding residential amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

5.3 **KET/2018/0009**

74 Glendon Road, Rothwell

No update.

5.4 **KET/2018/0097**

Millwinds, Harrington Road, Harrington

As a point of clarification, the first line of the Proposed Development section of the Committee Report directly references the applicant's Supporting Statement; they have applied to "re-establish the last permitted use of the presently vacant site which was for agricultural machinery and plant repair".

Furthermore, the applicant via email dated 25th May 2018, has confirmed that the business intended to utilise the buildings on site currently has a base in Cannock. Both partners of the business live in Northamptonshire and believe that there is an expansion opportunity here for them in this county on this previously developed site that will be of benefit to the rural economy.

Upon request, the applicant has submitted a revised site plan that reduces the extent of the application's red line area from 0.68Ha to approximately 0.4Ha, which corresponds with existing areas of hardstanding on site, plan reference KET/2018/0097/1C. The applicant was asked to further reduce the extent of the red line area in the interests of providing further assurances that the proposals are indeed focussed upon the use of the buildings on site, but has not agreed. However, Condition 12 is revised as follows:

Revised Condition 12: Vehicle parking for customers and employees incidental to the use of the buildings shall not include caravans and shall not occur other than within the "Area for car parking" depicted upon page 2 of the submitted Supporting Statement referenced KET/2018/0097/3 and, for the avoidance of doubt, shall not occur within the hatched area marked by the Council referenced KET/2018/0097/1C.

The recommended approved use is clarified by Condition 4 and has been revised to include that there shall be no overnight occupation of the site and buildings.

In the interests of safeguarding the visual amenities of the area, Condition 8 is recommended to be expanded to include full details to be submitted and approved of any resurfacing works to be carried out on site.

The Local Highway Authority has submitted further comments via email dated 01/06/2018 reiterating queries about plant and their earlier requests. This is already covered in the Committee Report.

To include any proposals for external surfacing, Condition 8 is revised as follows:

Revised Condition 8: No development shall commence on site until details of the types and colours of all external facing and roofing materials to be used in the repair or maintenance of the buildings located on the site and of any resurfacing works to be carried out 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.

To reflect that a temporary permission is recommended, Condition 9 has been reworded as follows:

Revised Condition 9: The use hereby permitted shall not commence until the existing access from the site to Harrington Road at the northern boundary of the application site (as depicted upon the approved Site Plan referenced KET/2018/0097/1C) has been closed for the full duration of the consent hereby granted in accordance with details which shall first have been submitted to and approved in writing by the Local Planning Authority.

Further conditions are recommended:

Additional Condition 13: The use hereby permitted shall only be carried on by the enterprise solely owned, operated and managed by Mr. William Stretton and shall cease to be carried on if that enterprise ceases to be owned solely by Mr. William Stretton or the operation of it is carried out by any other person or persons or the management of it is transferred to another person, persons or body not owned and controlled by Mr. William Stretton.

Additional Condition 14: 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.

5.5 KET/2018/0132
113 London Road, Kettering

The neighbour at 115 London Road raised question regarding first floor window alterations on the south-east elevation. One of the existing windows is being blocked up and a new window is proposed adjacent which will serve a W.C and will therefore be obscure glazed. In any case, there is an existing additional window on the same elevation which is not obscure glazed therefore, this alteration is not considered to cause adverse harm to the amenities of No. 115 London Road.

A condition has also been added as a means to manage drop off and collection periods.

5.6 KET/2018/0188
Vine Gardens (land adj), Burton Latimer

No update.

5.7 KET/2018/0210
Plot 21 Spring Gardens, Burton Latimer

Objection received from Burton Latimer Town Council on 30/05/2018 on the grounds of overlooking to adjacent properties and the 3 storey height of the building - these issues have been addressed within the officers report. In addition, there is a note stating that residents have raised concern of not receiving formal consultation on the previous application for Plot 19 - this matter does not form part of this application and should be raised separately.

5.8 KET/2018/0218
101 Northampton Road, Kettering

Further comments received from No. 103 Northampton Road on 30/05/2018 raising the following additional comments: the revised front elevation without the roof and gutter overhang should appear more stunted and quotation of government good practice guidance regarding design - these issues have been addressed in the officer report. In addition, a further quotation of saved policy K15 from the 1995 Local Plan however, this policy relates to new and infill dwellings / infill, not extensions to existing residential dwellings.

A condition requiring rain water goods has been included to ensure that such facilities are kept within the site boundary.

5.9 KET/2018/0251
2 Dene Close, Kettering

The committee report conclusion has been updated through the deletion of the last part of the final sentence to reflect the fact that the removal of permitted development rights has been made to the proposed extension and not the existing dwelling. The last sentence of the conclusion now reads as follows: 'The application is therefore recommended for approval, subject to conditions'.

5.10 **KET/2018/0257**

Rockingham Dene, Rockingham Road, Kettering

Condition 1 has been amended to reflect the time limits of the outline planning permission KET/2015/0220, which requires commencement before the expiration of 2 years from the date of the reserved matters approval.

5.11 **KET/2018/0286**

84 Warkton Lane, Kettering

No update