

BOROUGH OF KETTERING

PLANNING COMMITTEE

Meeting held – 5th June 2018

Present: Councillor Shirley Lynch (Chair)

Councillors Ash Davies, Paul Marks, Clark Mitchell Mark Rowley, David Soans and Gregory Titcombe

18.PC.01 APOLOGIES

Apologies for absence were received from Councillors Linda Adams, Lesley Thurland and Cliff Moreton. It was noted that Councillor Paul Marks was acting as substitute for Councillor Thurland.

18.PC.02 DECLARATIONS OF INTEREST

Councillor Mitchell declared a personal interest in item 5.8 and indicated the he would leave the meeting room during consideration of this application.

Councillor Davies declared a personal interest in item 5.9 having met with neighbours of the proposed development.

***18.PC.03 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.

***18.PC.04 ITEMS OF URGENT BUSINESS**

None

***18.PC.05 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. Eight 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>*5.4 Full Application: Use of buildings for agricultural machinery and plant repairs at Millwinds, Harrington Road, Harrington for Mr Stretton</p> <p>Application No: KET/2018/0097</p> <p><u>Speakers:</u></p> <p>Cllr Katharine Cadbury of Harrington Parish Council attended the meeting and spoke as Parish Councillor raised the objections of the parish council with regards to the detrimental increase in heavy goods traffic along a road already fitted with weight limits.</p> <p>Cllr Jim Hakewill attended the meeting and spoke as Ward Councillor for the area. He raised concerns about using the site for business use given its location in the open countryside. Councillor Hakewill raised objections regarding the inadequate security provisions and lack of business plan in relation to the proposed development.</p> <p>Val Coleby, Agent for the Applicant attended the meeting and addressed the committee, stating that in the past there had consent for a similar use and that the proposed site would be well screen from the road via retained trees along the carriageway. She recognised that the site had had a chequered history but asked the Committee to consider the application on its merits</p>	<p>Members received a report which sought approval (in the applicant's words) to "re-establish the last permitted use of the presently vacant site which was for agricultural machinery and plant repair". No physical development was proposed on-site, with the exception of works of repair to the two buildings.</p> <p>Members heard that the applicant had stated that these repair works would consist of some metal cladding refurbishment and new doors to Building A and the provision of a new roof to Building B.</p> <p>The Planning Officer addressed the committee and provided an update which stated that the applicant had 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 believed that there was an expansion opportunity here for them in this county on this previously developed site that will be of benefit to the rural economy. It was also stated that a number of conditions would be revised if approved in relation to the extent of vehicle parking and access points. Two additional conditions were also proposed requiring a personal permission if approved and details of external illumination proposals.</p> <p>Members initially raised concerns regarding the contradiction in relation to the road to the proposed site. Stating a road weight limit was in place for a reason and this proposed development would allow for heavy goods vehicle to use it.</p> <p>After discussions It was proposed by Councillor Rowley and seconded by Councillor Mitchell that the application be refused due to the proposed use of the site being unsustainable.</p> <p>It was agreed that the application be REFUSED for the following reasons:</p>

1. The site lies in the open countryside and is approached by a road with a 7 ½ tonne weight limit for traffic in place, and it is well beyond the nearest village boundary. It is not sustainably located or readily accessible by a choice of transport options. Policy 11 requires development to strengthen the network of settlements within the Borough. The application lacks clear justification for the proposal, including no clear demonstration that a local need would be met. The proposal fails to comply with Policies 11, 13 and 25 of the North Northamptonshire Joint Core Strategy (2016), saved Policy 7 of the Local Plan for Kettering Borough (1995) and the policy contained within the National Planning Policy Framework.

*Members voted on the motion to **refuse** the application*

(Voting, For Refusal 6; Against Refusal 0)

The application was therefore

REFUSED

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.5 Full Application: Change of use to first and second floors to accommodate an increase in the number of children from 55 to 75 including alteration of first floor window on South East elevation at 113 London Road, Kettering for Mr S Singer, Angels Nursery</p> <p>Application No: KET/2018/0132</p> <p><u>Speakers:</u></p> <p>Roger Coy, Applicant for the proposed development attended the meeting and addressed the committee, stating that although there would be an increase in the capacity of the nursery, this will include a gradual increase over three academic years.</p>	<p>Members received a report which sought full planning permission to increase the capacity of children by 20, from 55 to 75 and to increase off-road parking spaces by 4, from 6 to 10.</p> <p>It was heard that there was a restrictive planning condition relating to this site imposed through condition 1 of planning permission KET/2015/0610 which restricts the maximum number of children in the nursery at any one time to 55.</p> <p>The Planning Officer addressed the committee and provided an update which stated that a neighbour at 115 London Road had raised a question regarding first floor window alterations on the south-east elevation. One of the existing windows was being blocked up and a new window was proposed adjacent which would serve a W.C and will therefore be obscure glazed.</p> <p>Members raised concerns regarding the ongoing parking issues associated with the site and adjoin health facilities.</p> <p>Members heard that a condition had been proposed, through the update, to require managed drop offs and collection periods to address parking/congestion concerns.</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 use hereby permitted shall not be carried out before 07:30hrs or after 18:30hrs on Monday to Friday, nor at any time on Saturdays, Sundays or any recognised bank holidays.
3. The maximum number of children in the nursery at any one time shall not exceed 75.
4. Prior to first use of the additional parking capacity hereby approved, details of the surfacing of the parking area and delineation of parking bays shall be submitted to and approved in writing by the Local planning Authority. The vehicle parking area shall be surfaced and delineated in accordance with the approved details and shall remain in that form thereafter.

5. The applicant shall dedicate a staff member to manage drop offs and collection periods in accordance with details that shall have been submitted to LPA within 28 days of the implementation date of this permission. Once approved the drop offs shall be managed in accordance with the approved details, please see note below.

Note to accompany condition 5

It is envisaged that the person who will manage drop offs will seek to arrange times of arrival with customers bringing children to the site so that as far as possible these can be staggered appointment times. In addition, the person engaged in drop off management is likely to be needed to be active at the front of the site by directing car movements and allowing for easy drop offs with a minimum of delay. For further advice please discuss these matters with the LPA prior to submitting the required details.

Members voted on the officers' recommendation to approve the application

(Voting, For recommendation 4; Against 1)

(Councillor Mitchell abstained from the vote)

The application was therefore

APPROVED

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.7 Full Application: Substitution of house type to plot 21 at Plot 21, Spring Gardens, Burton Latimer for Ns S Feely, Elm Park Hones Ltd</p> <p>Application No: KET/2018/0210</p> <p><u>Speakers:</u></p> <p>Joe Wake, Third party objector to the proposed development attended the meeting and addressed the committee raising concerns with privacy related to overlooking adjacent properties. Mr Wake also stated that the proposed development was not in keeping with the local properties as shown with previous rejected applications.</p> <p>Cllr Ruth Groome attended the meeting and spoke as Ward Councillor for the proposed development and raised objections based on the planning history of the proposed site where similar applications had been rejected in the past.</p> <p>Sam Feely, Applicant for the proposed development attended the meeting and addressed the committee, stating his support for the planning application and clarifying that the proposed windows to the roof will be roof light windows for lighting purposes only.</p>	<p>Members received a report about an application for full planning permission for a substitution of house type to Plot 21, which lies to the north of the development site, to include 2 no. roof lights to the rear roof plane.</p> <p>The Planning Officer addressed the committee and provided an update which stated that an objection had been received from Burton Latimer Town Council on the grounds of overlooking to adjacent properties and the three storey height of the building. In addition members heard that there was a note stating that residents had raised concerns of not receiving formal consultation on the previously application for Plot 19.</p> <p>It was heard that the concerns raised by the officers update had been addressed within the officer's report and that the matter relating to concerns raised by residents did not form part of this application and should have been dealt separately.</p> <p>The reporting officer had been into the roof area and had explained that the proposed roof lights would be above normal eye level.</p> <p>Members unanimously agreed that the proposed development was acceptable.</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 bathroom openings at first floor level on the front and rear elevations shall be glazed with obscured glass and thereafter shall be permanently retained in that form.
3. 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, B or C shall be

made in the north-eastern elevation or north-western (rear) roof plane of the building hereby permitted.

4. Before the development hereby permitted is first occupied or used, space for the parking and manoeuvring of vehicles shall be provided within the site in accordance with the approved plans and shall thereafter be retained and kept available for such purposes.
5. The materials to be used in the construction of the detached garage hereby permitted shall match, in type, colour and texture, those on the existing building.
6. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details listed in the table below.
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 of Part 1 of Schedule 2 of the Order shall be constructed on the application site.

Members voted on the officers' recommendation to approve the application

(Voting, For recommendation 6; Against 0)

The application was therefore
APPROVED

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.9 Full Application: Single storey rear and side extension at 2 Dene Close, Kettering for Mr V Haubert</p> <p>Application No: KET/2018/0251</p> <p><u>Speakers:</u></p> <p>Lesley Thurland, Third party objector to the proposed development attended the meeting and addressed the committee raising concerns with the proposed use of the property as the layout indicated a business use rather than a residential one. Mrs Thurland also raised concerns regarding the lack of natural light and parking issues associated with the proposed development.</p>	<p>A report was submitted which sought permission for a single storey rear and side extension which would provide three new habitable rooms (two bedrooms and a bathroom) and would be housed under a hipped roof extending across the existing extension.</p> <p>The Planning Officer addressed the committee and provided an update which stated that the committee report conclusion had been updated through the deletion of the last part of the final sentence to reflect the fact that the removal of permitted development rights had been made to the proposed extension and not the existing dwelling. The last sentence of the conclusion now read: 'The application is therefore recommended for approval, subject to conditions'.</p> <p>As one of the rooms as shown on the layout plan of the existing dwelling had no natural light Members questioned whether the Planning Authority could require an alteration.</p> <p>It was stated to members the layout of the existing dwelling was not a matter for the Planning Authority to consider in this application.</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 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. 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) the use of the extensions hereby approved shall not be other than for residential use as a part of the property at 2 Dene Close being occupied as a single household.

Members voted on the officers' recommendation to approve the application

*(Voting, For recommendation 4; Against 1)
(Councillor Marks abstained from the vote)*

(Planning No. 8)
05.06.18

(The Meeting adjourned at 8:05 for a comfort break and reconvened at 8:10)

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.1 Approval of Reserved Matters: Appearance, landscaping, layout and scale in respect of KET/2013/0750 for 69 no.dwellings at Bosworths Nursery, Finedon Road, Burton Latimer for Mr S Bosworth</p> <p>Application No: KET/2016/0883</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a report which sought reserved matters approval for appearance, landscaping, layout and scale for 69 dwellings including 1, 2,3 and 4 bedroom properties and would consist of 30% affordable housing, which equates to 21 dwellings</p> <p>Members enquired regarding comments made by the Highways Authority in relation to the development failing to meet with the required parking levels.</p> <p>It was heard by members that the driveways and associated garages for the dwellings would provide adequate parking provisions for the proposed development, including the width of access into a garage.</p> <p>It was agreed that the application be APPROVED subject to the following conditions:</p>

1. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details below.
2. The access, parking and manoeuvring areas shown on the approved plan shall be completed and made available for use prior to the occupation of the units they serve and shall be retained thereafter and kept available for such purposes.
3. Prior to first construction of plots 35-41 hereby approved, details that provide secured gates to the rear access paths serving plots 35-41 shall be submitted to and approved in writing by the Local Planning Authority. Plots 35-41 shall not be occupied until the approved scheme has been fully Implemented and the gates shall be 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 openings, windows, extensions or alterations permitted by Classes a, B or C of Part 1 of Schedule 2 of the Order shall be made in the rear (north) elevation or roof slope of plot 54.
5. Notwithstanding the submitted plans garage door widths shall be a minimum of 2.5 metres.

Members voted on the officers' recommendation to approve the application

(Voting, For recommendation 6; Against 0)

The application was therefore

APPROVED

(Planning No. 9)

05.06.18

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.2 Full Application: Redevelopment of site to create 4 no. dwellings and 6 no. apartments at 81 Stamford Road, Kettering for Mr A Macauley</p> <p>Application No: KET/2017/0839</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a proposal which sought consent for the redevelopment of the site to create 4 no. dwellings and 6 no. apartments. The main change from the previous approvals was that 1x2 bed flat is now proposed as 2x 1bed flats.</p> <p>The Planning Officer addressed the committee and provided an update which stated that an additional working hours condition was to be proposed through the update to take account of noise impact on nearby properties.</p> <p>Members were in agreement that the proposed development was acceptable.</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 materials to be used in the exterior of the new buildings to the rear of the site shall be constructed of Contessa Slate and Weinerberger Reclaimed Shire Sovereign Stock bricks unless alternative materials are submitted to approve in writing in advance of the commencement of development by the Local Planning Authority.
No materials may be used in the exterior work to the existing building (conversion to front of site) other than the matching materials detailed within condition 6 unless the alternative materials are provided on site and details including photographs of the alternative materials are submitted to and approved in writing in advance by the Local Planning Authority.
3. Prior to the commencement of construction of the new buildings hereby approved full details of the materials to be used for the construction of the access road and parking areas shall be submitted for the written approval of the Local Planning Authority. The development shall be completed in accordance in the approved details prior to the first residential occupation on the site.
4. The development shall be undertaken in accordance with the recommendation within the approved contamination report Proposed residential development Stamford Road Kettering Ground Investigation Report Report:STN3601D-G01 Revision 0 July 2016 by Soiltechnics received 18 August 2016 under AOC/0081/1501.
Prior to the first residential occupation of the site, a verification report demonstrating compliance with the approved report shall be submitted for the written approval of the Local Planning Authority.

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 and where remediation is necessary a remediation scheme shall be prepared and submitted for the approval in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved report as amended by the unexpected contamination remediation scheme.

5. This consent does not permit the demolition and rebuilding of any part of the building except that indicated on the amended plan drawing number 79-17-13 revision B received 16/15/2018 and 79-17-11 received on 30/11/2017. The remaining part shall be retained and incorporated in the new structure in accordance with the submitted and approved plans.
6. All works of repair, rebuilding, restoration and replacement to the existing building being converted (at the front of the site) are to exactly match the original features including using materials to match exactly the existing, unless otherwise approved in writing by the Local Planning Authority.
7. No development shall commence on the demolition of the western side elevation of the existing factory until a scheme to secure the safety and stability of that part of the building which is to be retained has been submitted to and approved in writing by the Local Planning Authority. The scheme shall, where appropriate, include measures to strengthen any wall or vertical surface; to support any floor, roof or horizontal surface; to provide protection for the building against the weather during the progress of the works; and a schedule for the re-use of materials in the repair of the remaining building. Thereafter the works shall not be carried out other than in accordance with the approved details.
8. Prior to the commencement of any work relating to the demolition of the western side elevation, a copy of the contract for carrying out the completion of all external and structural works for the conversion of the existing building shall be submitted to the Local Planning Authority. The external and/or structural conversion works shall be commenced concurrently with the demolition or in accordance with written details agreed in writing in advance by the Local Planning Authority.
9. Notwithstanding the submitted plans, no alterations to any openings within the existing building (to the front of the site) until full details of all windows and doors including glazing bar details at a scale of 1:5 have been submitted to and approved in writing by the Local Planning Authority. Any rainwater goods to the front of the building shall be painted black cast iron. The development shall not be carried out other than in accordance with the approved details.
10. Prior to the first occupation of any of the units hereby approved a scheme for boundary treatment including a 1:500 plan showing the position of the boundaries shall be 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.
11. All materials obtained from demolition shall be permanently removed from the site prior to the occupation of any of the dwellings hereby approved.
12. The parking spaces hereby approved as shown on plan reference 79-17-11 received on 30/11/2017 shall be provided prior to the first occupation of any

dwelling within the site and shall be permanently retained and kept available for the parking of vehicles thereafter.

13. Notwithstanding the provisions 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 new openings (windows or doors), extensions or outbuildings permitted by Schedule 2, Part 1, Classes A, B, C or E shall be created or erected within the site without the prior written approval of the Local Planning Authority.
14. Prior to the commencement of development, a detailed scheme including a plan showing where materials will be stored and the worker parking area along with measures for access during the approved demolition shall be submitted for the written approval of the Local Planning Authority.
15. No vehicles (for the construction, demolition or the first fitting out of the properties) making deliveries to or from the site shall enter or leave the site and no plant or machinery shall be operated , except between the hours of 0800 and 1800 hours Mondays to Fridays and between 0900 and 1600 hours on Saturdays. There shall be no deliveries, or operation of plant or machinery, on Sundays or recognised public holidays.
16. Prior to the first residential occupation of the relevant unit, details of the bike storage within the gardens of units 1,2, 7-10 and details of the bike store for units 3-6 shall be submitted for the written approval of the Local Planning Authority. The approved details shall be implemented prior to the first occupation of the units.
17. Prior to the first occupation the pedestrian visibility splays shown on plan Drg. 79-17-11 received 30 November 2017 shall be provided and these splays shall permanently kept clear of all obstacles to visibility over 0.6m in height above footway level unless an alternative plan including visibility splays is submitted to and approved in writing by the Local Planning Authority in advance of the first occupation of the development hereby permitted.
18. Prior the first residential occupation of the site, details of the management and maintenance of the access road up to the lines marked ""extent of adopted highway"" on approved plan 79-17-11 demonstrating that the access is/will be constructed to and will remain suitable for the proposed use including unobstructed access and turning within these areas by bin lorries along with a lighting strategy for the access road and parking area shall be submitted for the written approval of the Local Planning Authority. The access and parking areas shall thereafter be completed in accordance with the approved details and approved plan 79-17-11. The approved details shall be fully implemented before the any of the dwellings are occupied and shall thereafter be maintained.
19. A method statement for the proposed infilling of windows in the eastern side elevation including materials shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of this work. The development shall be carried out in accordance with the approved details.
20. Prior to the first occupation of any of the apartments within the existing building hereby permitted or the commencement of any works to provide the balconies, full details of all the balcony screening to be erected shall be submitted to and

approved and in writing by the Local Planning Authority. The balcony screening shall be erected in accordance with the approved details and shall thereafter be retained in that form.

21. Prior to the first occupation of the development, a scheme detailing the security measures/standards and lighting scheme to be incorporated within the development with reference to ""Secured by Design"" shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with these approved details.
22. Prior to the commencement of the use hereby approved, a detailed scheme of surface water management at the site shall be submitted to and approved in writing by the Local Planning Authority. The site shall be operated in full accordance with the approved scheme at all times thereafter.
23. 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.

Members voted on the officers' recommendation to approve the application

(Voting, For recommendation 6; Against 0)

The application was therefore
APPROVED

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.3 Full Application: 1 no. dwelling at 74 Glendon Road, Rothwell for Mr C Plowright.</p> <p>Application No: KET/2018/0009</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a proposal which sought planning permission 1 no. detached dwelling on land adjacent to No.74 Glendon Road, Rothwell. The application included demolition of the side conservatory at No.74 Glendon Road.</p> <p>Members agreed that the proposed development was satisfactory.</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 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. The windows at first floor level on the east and west side elevations, as depicted upon approved Drawing No.82/139/07A, shall be glazed with obscured glass in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority and thereafter shall be permanently retained in that form.
5. 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.
6. Prior to the first occupation of the dwelling full details of the materials to be used for the paved surfacing to the front forecourt illustrated within Drawing No. 82/139/06A shall be submitted to and approved in writing by the Local Planning Authority. The approved surfacing shall be completed before the adjoining buildings are first occupied.
7. Prior to first occupation of the dwelling 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.

8. Prior to the first occupation of the dwelling a scheme for boundary treatment and full details of the railings for the stairs shall be 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 which shall remain at all times thereafter.
9. Prior to first occupation of the dwelling a vehicular visibility splay of at least 2m by 2m shall be provided on the eastern and western sides of the vehicular access. These measurements are taken from and along the highway boundary. The splay shall thereafter be permanently retained and kept free of all obstacles to visibility over 0.9m in height above the carriageway level.
10. Prior to first occupation of the dwelling, the vehicular parking spaces shall each be laid out as indicated upon the approved Drawing No.82/139/06A and shall be permanently retained and kept available for the parking of vehicles.
11. The gradient of the vehicular access shall not exceed 1 in 15 for the first 5m measured back from the highway boundary.
12. 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.
13. 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 constructed or made on the application site.
14. Prior to the first occupation of the dwelling the refuse storage shall be implemented in accordance with approved plans: Drawing No.82/139/07A and 82/139/06A and shall be made available for use. These refuse storage facilities shall be retained at all times thereafter, unless otherwise agreed in writing with the Local Planning Authority.
15. Works audible at the site boundary during the construction of the development 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.
16. 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.

17. 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).

Members voted on the officers' recommendation to approve the application

(Voting, For recommendation 6; Against 0)

The application was therefore

APPROVED

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.6 Full Application: Bungalow and double garage at Vine Gardens (Land adj), Burton Latimer for Mr D Smith, Distinction Developments Ltd</p> <p>Application No: KET/2018/0188</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a proposal which sought planning permission for a one-and-a-half storey gable roofed dwelling house with an associated detached double garage with a pyramid roof. The site was to be accessed from the end of an existing private drive which serves 4 no. single or one-and-a-half storey similarly designed dwelling houses in Vine Gardens and an existing single storey dwelling house in Bridle Road.</p> <p>Members heard that due to concerns relating to a loss of privacy and overlooking to the adjacent neighbour to the northeast at No.12 Bridle Road, the scheme was amended during the application process to remove a first floor level bedroom window in the side (southeast) elevation, and replace it with a dormer window at first floor level in the front (northeast) roof plane. The dwelling house and garage were moved 1 metre away from the side (southeast) boundary with this neighbour.</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 and details listed below.
3. 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.

4. 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.
5. The development hereby permitted shall not be occupied until vehicle parking spaces have been provided in accordance with the approved details, and those spaces shall thereafter be reserved for the parking, loading and unloading of vehicles.
6. No development shall take place on site until a scheme for boundary treatment along the northwest boundary to the northeast of the proposed dwellinghouse, which includes details for the vehicular access arrangements into the site, has been submitted to and approved in writing by the Local Planning Authority. The dwellinghouse shall not be occupied until the approved scheme has been fully implemented in accordance with the approved details.
7. Prior to first occupation of the dwellinghouse a bin storage area shall be provided within the site, the details of which shall be first submitted to and approved in writing by the Local Planning Authority. The scheme shall be provided as approved and shall be used in conjunction with the existing bin collection point located at the top of the private drive, close to junction with Bridle Road.
8. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those on the adjacent dwellinghouses in Vine Gardens as follows:
 - Forterra Chelsea Smoked Red bricks
 - Marley Eternit Grey Mendip roof tiles
 - Rehau S706 70mm cream PVCu windows
 - Composite doors
 - Marley Eternit Dry Verge Grey
 - Black plastic rainwater goods
 - Resin gravel drive with block boundary lines and Damson (grey) tegula block paving walkways.
9. 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.
10. The dwellinghouse hereby approved shall be constructed to achieve a maximum internal water use of no more than 105 Litres per person per day.

11. 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 southeast elevation of the building.
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 building, structure or other alteration permitted by Class B of Part 1 of Schedule 2 of the Order shall be erected other than those expressly authorised by this permission.

Members voted on the officers' recommendation to approve the application

(Voting, For recommendation 6; Against 0)

The application was therefore

APPROVED

(Councillor Mitchell declared an interest in the following item and left the room during consideration)

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.8 Full Application: Single storey front and rear extension, first floor side extension with garage conversion to habitable room at 101 Northampton Road, Kettering for Ms R Fox.</p> <p>Application No: KET/2018/0218</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a proposal which sought full planning permission for the following elements of development, to maximum dimensions:</p> <ul style="list-style-type: none">• Single storey rear (involving demolition of the existing single storey rear projections): 11.3m width, 2.6m depth, 2.9m to the eaves and 3.1m to the ridge of the roof lantern• First floor side: 3m width, 5.4m depth, 5m to the eaves and 7.7m to the ridge of the roof• Two storey side (small area located to the rear of the first floor side): 1.4m width, 2m depth, 5m to the eaves and 7.7m to the ridge of the roof• Enclosed porch with hipped roof to replace the existing flat roof canopy and relocation of front door to face the front elevation: 1.25m width, 2.8m depth, 2.8m to the eaves and 3.9m to the ridge of the roof• Raised platform to rear garden including erection of 1.8m high trellis screening to the south-west side: due to the existing uneven land levels the raised platform will be between 0.4-1.3m from the existing ground level <p>The Planning Officer addressed the committee and provided an update which stated a further comment had been received from No. 103 Northampton Road regarding the roof and gutter overhang and quoting government guidance regarding design.</p> <p>Members heard that these issues had been addressed in the officer's report. Clarity was sought as to whether a neighbour's comments about the side door/ wc not being shown on the plans.' Officer advised that this was in order.</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 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 development hereby permitted shall not be carried out other than in accordance with the amended plan numbers 17-128-01B and 17-128-02A received by the Local Planning Authority on 08/05/2018.
4. No part of the raised platform shall be occupied until the adjoining screening has been erected in accordance with the details shown on the approved plan number 17-128-02A received by the Local Planning Authority on 08/05/2018, the raised platform and screening shall remain in that form in perpetuity.
5. The rain water goods to the first floor side extension shall be located and discharged entirely within the boundary of No. 101 Northampton Road.

Members voted on the officers' recommendation to approve the application

(Voting, For recommendation 6; Against 0)

The application was therefore

APPROVED

(Councillor Mitchell re-joined the Committee)

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.10 Approval of Reserved Matters: Appearance, landscaping, layout and scale in respect of KET/2015/0220 (Redevelopment of up to 9 no. dwellings) at Rockingham Dene, Rockingham Road, Kettering for Mr J Harmon, Seagrave Developments.</p> <p>Application No: KET/2018/0257</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a proposal which sought reserved matters approval for all details, apart from access, associated with outline approval KET/2015/0220 which gave outline approval for up-to 9 dwellings. The application site relates to the same site area as applied for under the outline permission. The detailed matter of the access was approved at outline stage.</p> <p>Members heard that the submitted plans detail two rows of residential houses sited behind the row of existing protected lime trees on Rockingham Road, which will be retained as part of the proposals. The development consists of no. 4 x 3 bed detached houses, no. 1 x 4 bed detached house and no. 4 x 2 bed semi-detached houses. Access was to be provided from Rockingham Road via Furnace Lane (a private road) bordering the northern boundary of the site.</p> <p>The dwellings were to be constructed from Highcliffe weathered buff facing bricks, with grey slate roofing tiles and white uPVC windows and doors and black uPVC guttering.</p> <p>The Planning Officer addressed the committee and provided an update which stated that condition 1 had been amended to reflect the time limits of the outline planning permission KET/2015/0220.</p> <p>It was agreed that the application be APPROVED subject to the following conditions:</p>

1. The development hereby permitted shall be begun in accordance with condition 3 of outline permission ref KET/2015/0220.
2. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details listed below.
3. Prior to first occupation of the development the landscaped public amenity areas, roads, footways, street lighting and shared surfaces shall be laid out in full accordance with the details set out on approved plans RD 2018 RM 03 RevB, RD 2018 RM 01 RevB, RD 2018 RM 04 RevA and RD 2018 RM 05 RevA and a schedule of the future management and maintenance of the landscaped public amenity areas, streets, street lighting and shared surfaces shall be submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter be maintained in accordance with the approved management and maintenance schedule for the lifetime of the development.

4. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be in accordance with the approved plan RD 2018 RM 02 RevA and for paved surface areas in accordance with RD 2018 RM 03 RevB.
5. Notwithstanding the approved plan RD 2018 RM 03 RevB the western garden boundaries to plots 1 to 4 shall be formed by 1.8m screen wall and all other identified boundaries will be a 1.8m close boarded fence; development shall be implemented and maintained at all times thereafter in accordance with the approved details.
6. Development shall not be first occupied without the installation and retention of traffic bollards by the side of the access (across Furnace Lane) as shown on the approved plan ref 27933-5501-001B).

Members voted on the officers' recommendation to approve the application

(Voting, For recommendation 6; Against 0)

The application was therefore

APPROVED

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.11 Full Application: Replacement dwelling at 84 Warkton Lane, kettering for Mrs A Shukla</p> <p>Application No: KET/2018/0286</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a proposal which sought permission for the demolition of the existing dwelling and to erect a new two storey detached dwelling.</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 and details listed below.
3. No development above slab level 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. 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 first floor north and south elevations or roof planes of the building.
5. 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.
6. Prior to the commencement of development including demolition, a Demolition and Construction Management Plan which shall include details of measures to minimise dust from the works 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.
7. The parking area hereby approved shall be provided prior to the first occupation of the building hereby permitted and shall be permanently retained and kept available for the parking of vehicles.
8. No other development shall commence until visibility splays of 2 metres by 2 metres have been provided at the junction of the access road with the public highway, and these splays shall thereafter be permanently kept free of all obstacles to visibility over 0.9 metres in height above carriageway level.

9. 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.

10. The dwelling hereby permitted shall not be occupied until details of hard and soft landscaping to the front of building has been submitted and approved in writing by the Local Planning Authority. The approved landscaping shall be maintained as approved thereafter.

11. 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.

Members voted on the officers' recommendation to approve the application

(Voting, For recommendation 6; Against 0)

The application was therefore
APPROVED

***18.PC.06 ENFORCEMENT ACTION MONITORING**

The committee received a report on enforcement monitoring covering the reporting quarter of 1st January 2018 to 31st March 2018

Following discussions it was

RESOLVED that the committee noted the report

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

(The meeting started at 6.30pm and ended at 08:55pm)

Signed:

Chair

CJG