

BOROUGH OF KETTERING

PLANNING COMMITTEE

Meeting held – 19th June 2018

Present: Councillor Shirley Stanton (Chair)

Councillors Ash Davies, Paul Marks, Clark Mitchell, Cliff Moreton and David Soans

18.PC.07 **APOLOGIES**

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

18.PC.08 **DECLARATIONS OF INTEREST**

None

***18.PC.09** **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.10** **ITEMS OF URGENT BUSINESS**

None

***18.PC.11** **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. Two 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>*4.1 Approval of Reserved Matters (EIA): All details in respect of KET/2013/0695 for 342 dwellings and related development at East Kettering Development - Parcels R23 & R26, Cranford Road, Barton Seagrave for Mr A Davies, Persimmon Homes</p> <p>Application No: KET/2013/0232</p> <p><u>Speakers:</u></p> <p>Roger Davis, Third party objector to the proposed development attended the meeting and addressed the committee raising concerns with the detrimental increase in construction and residential traffic associated with the development. Mr Davis also raised concerns regarding inadequate public transport provisions and the lack of capacity within local healthcare facilities.</p> <p>Paul Stones, Agent for the Applicant attended the meeting and addressed the committee, stating that the proposed development will bring much needed housing to the area. Mr Stones also addressed concerns raised by the Local Highways Authority and stated that the developer had gone above and beyond the approved scheme in terms of additional works to walking/cycling provisions. .</p>	<p>Members received a report which sought consent for the reserved matters for Parcels R23 and R26 for 342 dwellings, associated roads and open spaces (Barton Square).</p> <p>It was heard that the application had been amended a number of times during its life; 332 units were approved by Planning Committee in 2015. 342 units were proposed, with 68 units being affordable in accordance with the wider requirements of the development i.e. 20% affordable.</p> <p>The Planning Officer addressed the committee and provided an update which stated that the applicant had submitted details to address comments of the Local Lead Flood Authority and the Highways Authority. The key change was that the footway on the south side of Cranford Road was to be extended along the entire site frontage and so conditions were updated to reflect this as Layout reference Rev T was now Rev V in the recommended conditions. As part of the officers update it was stated that additional comments had been received from the Local Lead Flood Authority which explained that the impacts of surface water drainage had been addressed.</p> <p>The recommendation was updated due to the resolution of the Local Lead Flood Authority comments. It was recommended that the application be approved subject to the conditions and the completion of a Section 106 agreement.</p> <p>An additional comment was received from a third party regarding the need to have a footpath along the site frontage, the speed limit on Cranford Road and location of the play area.</p> <p>In response to the comment it was said that the footway was being provided. The controlled pedestrian crossing, the development itself and its accesses will change the character of the road and will assist in slowing vehicle speeds. The play area location was set by the approved</p>

	<p>design code.</p> <p>The Highways Authority objected on highway safety grounds given the lack of suitable and safe pedestrian facilities available on Cranford Road and a new footpath on the south side of Cranford Road being secured. The existing footpath on the North side was substandard.</p> <p>In response it was said that the application proposed a footpath which ran along the site frontage. A controlled pedestrian crossing was also to be delivered by the applicant linking the site to the northern side of Cranford Road (although outside of the site, this is within the outline planning area).</p> <p>Members sought clarification on who would own and maintain the proposed green space within the development</p> <p>It was heard that under the current provisions a community trust within the development was to be set up in order to maintain the green space. KBC would not be responsible for any maintenance.</p> <p>Members then raised concerns regarding the insufficient size of single garages within the development; members stated that the size would not be sufficient as per the Local Highways Authority standards.</p> <p>Members were notified that the proposed development consisted of a variety of plot spaces and garages both single and double, indicating that there was sufficient parking provisions. Officers made the judgement that the proposed garages were sufficient in terms of parking.</p> <p>It was agreed that the application be APPROVED subject to the following conditions and completion of a Section 106 agreement:</p>
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1. .The development hereby permitted shall not be carried out other than in accordance with the approved plans and details listed below.
2. The access, parking and manoeuvring areas shown on the approved plans 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. 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 enlargement or extensions, no new openings or erection of any outbuildings permitted by Part 1 of Schedule 2 of the Order shall be made or constructed within any of the following plots within the application site as shown on the revised layout plan drawing number 1021-002 Revision V received 11 June 2018 without the prior written approval of the Local Planning Authority:

3-8
11-19
21
22
25-28
48
51-64
72-76
79-80
89-91
92-105
106-107
112
121-122
125-127
133-148
155-159
164-165
169-171
177-180
185-188
198-202
207-211
217-220
226-227
237-238
242-244
249-250
256-257
260-263
266
271-274
285-288
291-292
301
306-309
319-322
327-329
330-338

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

enlargement or extensions, no new openings or erection of any outbuildings or the provision of any hard surfaces permitted by Part 1 of Schedule 2 of the Order shall be made or constructed within any of the following plots within the application site as shown on the revised layout plan drawing number 1021-002 Revision V received 11 June 2018 without the prior written approval of the Local Planning Authority:

295-296

299-300

310-311

5. The level of noise emitted from the substation shall not exceed 20dBA at any time.
6. Prior to the 100th occupation the area of open space known as 'Barton Square' shall be completed in accordance with the approved plans.
7. Prior to the first occupation of any dwelling, a planting scheme for perennial flowering bulbs within the public soft landscaped areas adjacent to Cranford Road, Barton Square and the Spine Road shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the number, species and location of bulbs and a timetable for their planting. Any bulbs 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. Within 6 months of the date of this decision notice a management and maintenance strategy for the eastern boundary open ditch shall be submitted to the Local Planning Authority for approval. The management and maintenance of this open ditch shall be carried out in accordance with the approved details.
9. Prior to the commencement of construction of any dwelling, details including a 1:500 plan showing the location of the signalised pedestrian crossing on Cranford Road as shown indicatively on drawing 'Signalised Pedestrian Crossing (Cranford Road)' Drawing Ref: 1021-012 (received by the Local Planning Authority on 29 May 2018) shall be submitted to and approved in writing by the Local Planning Authority. The signalised crossing shall be constructed in accordance with the approved details prior to the first occupation of any dwelling or alternatively in accordance with a detailed construction timetable which shall have been first approved in writing by the Local Planning Authority in advance of the first occupation.
10. Prior to the first occupation of any dwelling or the commencement of works to the footpath along the eastern edge of the site, whichever is the earlier, construction details and tree (including root) protection details for the upgraded path shall be submitted to and approved in writing by the Local Planning Authority. The path shall thereafter be completed in accordance with the approved details prior to the first occupation of the site and thereafter maintained as approved.

Members voted on the officers' recommendation to approve the application

(Voting, For recommendation 3; Against 2)

The application was therefore
APPROVED

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

(The meeting started at 6.30pm and ended at 7:20pm)

Signed:

Chair

CJG