

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 31/07/2018</b>	<b>Item No: 5.3</b>
<b>Report Originator</b>	<b>Gavin Ferries Senior Development Officer</b>	<b>Application No: KET/2018/0124</b>
<b>Wards Affected</b>	<b>St. Michaels and Wicksteed</b>	
<b>Location</b>	<b>78 Headlands, Kettering</b>	
<b>Proposal</b>	<b>Full Application: Change of use from C2 to a health, wellbeing and therapy centre</b>	
<b>Applicant</b>	<b>Mrs A Kaur</b>	

### 1. PURPOSE OF REPORT

- To describe the above proposals
- To identify and report on the issues arising from it
- To state a recommendation on the application

### 2. RECOMMENDATION

THE DEVELOPMENT CONTROL MANAGER RECOMMENDS that this application be APPROVED subject to the following Condition(s):-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended) and to prevent an accumulation of unimplemented planning permissions.

2. Prior to the first beneficial use hereby permitted of the building, the parking as shown on the approved amended site plan received 10/07/2018 KBC ref: KET/2018/0124/6 shall be laid out in accordance with the approved plan and thereafter retained in perpetuity.

REASON: In the interests of highway safety in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

3. The use hereby permitted shall not be carried out before 08:30 hours or remain open after 19:30 hours on Mondays to Saturdays nor at any time on Sundays or any recognised public holidays.

REASON: To protect the amenities of the occupiers of nearby properties in the interests of amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

4. The building shall be used only for health, wellbeing and therapy consultation and podiatry as detailed within the submitted Proposed Use statement and for no other purpose whatsoever (including any other purpose in Class D1 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).

REASON: In order to define the permission as approved and in the interests of amenity of nearby residential occupiers in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

## **Officers Report for KET/2018/0124**

This application is returned to Committee following the deferral on 8 May 2018

### **3.0 Information**

This application was considered by the Planning Committee on 8 May 2018 with a recommendation for approval. The application was deferred as Members requested that the parking plan was submitted for approval prior to determination rather than prior to the first use as per the recommendation in the previous report.

### **6.0 Financial/Resource Implications**

None

### **7.0 Planning Considerations**

A copy of the previous report is appended and the main issues are addressed within that report.

The key update is the submission of the parking plan as per the Members' request.

1. Whether the submitted parking plan is considered to be acceptable to Members  
The new plan shows the provision of 4 spaces to the front of the property and 5 spaces located to the rear of the property. The plan shows 9 spaces and the recommendation previously included condition 2 requiring the provision of 9 spaces. It is considered by Officers that 9 spaces is a reasonable provision and it is recommended that the application is approved subject to the amended condition 2.

The amended parking condition now requires compliance with the plan for approval rather than requiring the submission of details for approval.

### **Conclusion**

It is recommended that provided that the Members are happy with the level of parking being provided of 9 spaces, that the application should be approved subject to the restricted hours and usage conditions as per the previous recommendation and the updated parking conditions above.

#### **Background Papers**

Title of Document:

Date:

Contact Officer:

#### **Previous Reports/Minutes**

Ref:

Date:

Gavin Ferries, Senior Development Officer on 01536 534316