

BOROUGH OF KETTERING

PLANNING COMMITTEE

Meeting held – 31st July 2018

Present: Councillor Shirley Stanton (Chair)
Councillors Linda Adams, Ash Davies, Clark Mitchell, Cliff Moreton
Mark Rowley, David Soans, Lesley Thurland and Greg Titcombe.

18.PC.23 APOLOGIES

None

18.PC.24 DECLARATIONS OF INTEREST

Councillor Thurland declared an interest in item 5.5 and 5.10 as a ward councillor for the proposed developments.

Councillor Soans declared an interest in item 5.8 as a ward councillor for the proposed development.

***18.PC.25 MINUTES**

RESOLVED that the minutes of the meetings of the Planning Committee held on 19th June 2018 and 3rd July 2018 be approved as a correct record and signed by the Chair.

***18.PC.26 ITEMS OF URGENT BUSINESS**

None

***18.PC.27 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. Ten 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 Full Application: Erection of pig rearing and finishing unit at A510 (Land west of), Cranford for Mr A Robinson, Cranford Power.</p> <p>Application No: KET/2017/0672</p> <p><u>Speakers:</u></p> <p>Gareth Watts, Third party objector to the proposed development attended the meeting and raised concerns on behalf of local residents. Mr Watts stated that the recent commissioned acoustics and hydrological assessments were insufficient in the level of works undertaken. It was stated that areas needed further investigation to fully understand the detrimental impact the proposed development would have on the surrounding area. Mr Watts also stated that there was an unacceptable risk to highway safety due to the nature and speed limits of adjoining road infrastructure.</p> <p>Ian Pick, Agent for the applicant attended the meeting and addressed the committee stating that following a recent officer visit to a similar facility to the one proposed, concerns had been addressed and a risk assessment had been submitted to the Environment Agency which provided no objection to the proposed developments. Mr Pick also stated that there was no objection from the Highways Authority and that the access to the site exceeds the minimum standards as set out by the Highways Authority.</p>	<p>Members received a report which sought Planning consent for the erection of a building for pig rearing and finishing.</p> <p>It was heard that the development consisted of two separate 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>It was heard by members that both applications was deferred from the 8 May 2018 Committee at the request of members for additional information in regards to noise impact. This information submitted included a noise report which was subject to public consultation along with a video of a similar operational unit.</p> <p>A site visit to a comparable size and nature of unit (2 buildings containing approx. 2000 pigs) was also undertaken by Development Services Officers and Environmental Protection on 11 July 2018.</p> <p>The Planning Officer addressed the committee and provided an update which stated that the revision to the National Planning Framework (NPPF) did not change the officer assessment and recommendation. One further third party letter was received objecting to further applications following refusals. It was clarified by Officers that the applications were deferred and not refused.</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. Before development commences the applicant shall submit information to the Local Planning Authority to demonstrate that there will no more than 900 places for production pigs over 30kg at any one time within the building hereby approved, or 1800 as a cumulative total including within any other building within the area of the applicant's control identified in blue shown within the

(Planning No. 2)

31.07.18

approved Location Plan IP/CP/01 received 30/08/17. Written records of the number of pigs within any buildings shall be kept for a 12month period and shall be made available for inspection by the Local Planning Authority within 1 week of any request. Once approved, the applicant shall not increase the capacity of the development without prior written approval from the Local Planning Authority.

3. The pig housing shall utilise manure and straw only and not use a slurry system unless prior written approval has been given by the Local Planning Authority.
4. Before development commences the applicant shall submit an odour management plan to the Local Planning Authority for approval that states how the odour from the development will be controlled to prevent an adverse impact on the amenity of the local community in line with the ethos of the National Planning Policy Framework and Policy 8 of the North Northamptonshire Joint Core Strategy. Any approved measures required to reduce this impact shall be carried out in full before the first use of the development and thereafter as required for the extent that the activity is in operation.
5. If odour complaints are received by Kettering Borough Council the applicant shall undertake a full investigation of the cause of the odour as soon as is practicable (no later than 2 weeks of being notified of the complaints by Kettering Borough Council) and submit details to reduce/prevent the odour including a timeframe for the implementation of the measures for the written approval of the Local Planning Authority within 2 weeks of the investigation and shall undertake the identified work in accordance with the approved details.
6. No development shall commence until a scheme to install the underground tank has been submitted to and approved in writing by the Local Planning Authority.
The scheme shall include the full structural details of the installation, including details of: excavation, the tank, tank surround, any associated pipework and monitoring system. The scheme shall be fully implemented and subsequently maintained, in accordance with the approved details or any changes as may be subsequently agreed, in writing by the Local Planning Authority.
7. Prior to the commencement of development, a scheme for surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the building by any pigs and thereafter maintained as approved. Infiltration should only be used where it can be demonstrated that they will not pose a risk to ground water quality.
8. The recommendations within the report titled Preliminary Ecological Appraisal Land West of the A510, Kettering, Northamptonshire, NN9 5HW for Cranford Power (June 2017) (contract number 130) received 18 August 2017 shall be carried out prior to the first occupation of any building by a pig.
9. Prior to the commencement of the construction of the building hereby permitted vehicular visibility splays of 2.4m from the carriageway edge along the centre of the vehicular access by a distance of 215m measured from the centre of the vehicular access along the carriageway edge shall be provided. The splays

shall thereafter be permanently retained and kept free of all obstacles to visibility over 0.9m in height above carriageway level.

10. Prior the commencement of construction the access shall be widened to a width of 7.3m with junction radii of a minimum of 10.5m. The access road into the site shall remain straight for 15m beyond the highway boundary (front of ditch or hedge).

The access shall be surfaced with a hard bound material for the first 15m beyond the highway boundary up to this point and no gates or other enclosures shall be erected on the access within 15m of the road.

11. 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.

Members voted on the officers' recommendation to approve the application

(Voting: Unanimous)

The application was therefore
APPROVED

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.2 Full Application: Erection of pig rearing and finishing unit at A510 (Land west of), Cranford for Mr A Robinson, Cranford Power.</p> <p>Application No: KET/2017/0674</p> <p><u>Speakers:</u></p> <p>As per item 5.1</p>	<p>Members received a report which sought Planning consent for the erection of a building for pig rearing.</p> <p>It was heard that the development consisted of two separate 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>It was heard by members that both applications was deferred from the 8 May 2018 Committee at the request of members for additional information in regards to noise impact. This information submitted included a noise report which was subject to public consultation along with a video of a similar operational unit.</p> <p>A site visit to a comparable size and nature of unit (2 buildings containing approx. 2000 pigs) was also undertaken by Development Services Officers and Environmental Protection on 11 July 2018.</p> <p>The Planning Officer addressed the committee and provided an update which stated that the revision to the National Planning Framework (NPPF) did not change the officer's assessment and recommendation. One further third party letter was received objecting to further applications following refusals. It was clarified by Officers that the applications were deferred and not refused.</p> <p>A verbal update was given by Officers clarifying the wards affected by the development. Item 5.2 wards affected should read Queen Eleanor and Buccleuch. Consultations had not been affected.</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. Before development commences the applicant shall submit information to the Local Planning Authority to demonstrate that there will no more than 900 places for production pigs over 30kg at any one time within the building hereby approved, or 1800 as a cumulative total including within any other building within the area of the applicant's control identified in blue shown within the approved Location Plan IP/CP/01 received 30/08/17. Written records of the number of pigs within any buildings shall be kept for a 12month period and shall be made available for inspection by the Local Planning Authority within 1 week of any request. Once approved, the applicant shall not increase the capacity of the development without prior written approval from the Local Planning Authority.
3. The pig housing shall utilise manure and straw only and not use a slurry system unless prior written approval has been given by the Local Planning Authority.
4. Before development commences the applicant shall submit an odour management plan to the Local Planning Authority for approval that states how the odour from the development will be controlled to prevent an adverse impact on the amenity of the local community in line with the ethos of the National Planning Policy Framework and Policy 8 of the North Northamptonshire Joint Core Strategy. Any approved measures required to reduce this impact shall be carried out in full before the first use of the development and thereafter as required for the extent that the activity is in operation.
5. If odour complaints are received by Kettering Borough Council the applicant shall undertake a full investigation of the cause of the odour as soon as is practicable (no later than 2 weeks of being notified of the complaints by Kettering Borough Council) and submit details to reduce/prevent the odour including a timeframe for the implementation of the measures for the written approval of the Local Planning Authority within 2 weeks of the investigation and shall undertake the identified work in accordance with the approved details.
6. No development shall commence until a scheme to install the underground tank has been submitted to and approved in writing by the Local Planning Authority.
The scheme shall include the full structural details of the installation, including details of: excavation, the tank, tank surround, any associated pipework and monitoring system. The scheme shall be fully implemented and subsequently maintained, in accordance with the approved details or any changes as may be subsequently agreed, in writing by the Local Planning Authority.
7. Prior to the commencement of development, a scheme for surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the building by any pigs and thereafter maintained as approved. Infiltration should only be used where it can be demonstrated that they will not pose a risk to ground water quality.
8. The recommendations within the report titled Preliminary Ecological Appraisal Land West of the A510, Kettering, Northamptonshire, NN9 5HW for Cranford Power (June 2017) (contract number 130) received 18 August 2017 shall be carried out prior to the first occupation of any building by a pig.

9. Prior to the commencement of the construction of the building hereby permitted vehicular visibility splays of 2.4m from the carriageway edge along the centre of the vehicular access by a distance of 215m measured from the centre of the vehicular access along the carriageway edge shall be provided. The splays shall thereafter be permanently retained and kept free of all obstacles to visibility over 0.9m in height above carriageway level.
10. Prior the commencement of construction the access shall be widened to a width of 7.3m with junction radii of a minimum of 10.5m. The access road into the site shall remain straight for 15m beyond the highway boundary (front of ditch or hedge).
The access shall be surfaced with a hard bound material for the first 15m beyond the highway boundary up to this point and no gates or other enclosures shall be erected on the access within 15m of the road.
11. 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.

Members voted on the officers' recommendation to approve the application

(Voting: Unanimous)

The application was therefore
APPROVED

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.3 Full Application: Change of use from C2 to a health, wellbeing and therapy centre at 78 Headlands for Mrs A Kaur</p> <p>Application No: KET/2018/0124</p> <p><u>Speakers:</u></p> <p>Janet Marchland, Third party objector to the proposed development attended the meeting and spoke on behalf of the Headlands Residents Association. Objections were raised due to the inadequate parking arrangements being proposed as part of the change of use. It was stated that the rear access point would be too narrow to fit a vehicle down and that the parking arrangements pose a safety risk to local residents and school users.</p>	<p>Members received a report which sought consent to change the use of the building from a C2 residential institution to a health, well-being and therapy centre.</p> <p>The Planning Officer addressed the committee and provided an update which stated that the revision to the National Planning Framework (NPPF) did not change the officers assessment or the recommendation</p> <p>Members heard that the key update was the submission of the parking plan as per the Members' request following deferral from the committee held on the 8th May 2018. It was to be considered whether the submitted parking plan was acceptable to Members</p> <p>The new plan showed the provision of 4 spaces to the front of the property and 5 spaces located to the rear of the property. The plan showed 9 spaces and the recommendation previously included condition 2 requiring the provision of 9 spaces. It was considered by Officers that 9 spaces was a reasonable provision and it was recommended that the application was approved subject to the amended condition 2.</p> <p>Members raised concerns regarding the parking issues stating that there was not enough room/space for users to park safely and for manoeuvring. There was concern that this would lead to congestion and highway safety issues. Also drawing attention that there was no planned disability parking on site. Some discussion took place around the site location and proximity to town centre parking.</p> <p>Following debate it was proposed by Councillor Moreton and seconded by Councillor Rowley that the proposed development be REFUSED on the grounds that the layout would result in difficulty in manoeuvring, cause congestion and result in back-up onto the highway and lead to highway safety issues. .</p> <p>It was agreed that the application be REFUSED for the following reasons;</p>

	<p>The proposed parking layout shown on the site plan (drawing number KET/2018/0124/6) is awkward and poorly arranged and will not facilitate the satisfactory manoeuvring of vehicles within the site. This will make entering and exiting the site difficult and cause congestion at the proposed access point and congestion on the highway. The parking layout will therefore prejudice highway safety. The development is contrary to Policy 8 of the North Northamptonshire Joint Core Strategy which states that development should ensure a satisfactory means of access and provision for parking, servicing and manoeuvring.</p>
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(Members voted on the proposal to refuse the application)

(Voting: For Refusal; 7 Against 1)

The application was therefore
REFUSED

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.5 Full Application: Petrol filling station and associated works at Bear Way (Land off), Desborough for BP Oil UK Ltd</p> <p>Application No: KET/2018/0296</p> <p><u>Speakers:</u></p> <p>Andrew Scott, Third party speaker in favour of the proposed development addressed the committee and stated that the application if accepted would provide much needed services to residents in Desborough as well as providing employment opportunities. Mr Scott also stated that the proposed development would also allow residents a greater choice in terms of shopping facilities.</p> <p>Nigel Ozier, agent for applicant attended the meeting and addressed the committee stating that the proposed development was in line with local planning policies and that a recent travel plan had been approved by the Highways Authority. It was also stated that the entire site would be covered by extensive CCTV cameras and that the facility would be kept to the highest of qualities.</p>	<p>Members received a report which sought planning approval for a fuel filling station with associated services, including a forecourt shop. As well as the usual fuels (petrol diesel and gas) there was also capacity to provide for charging points for electric cars on the site. Vehicular access was to be gained to the site from the existing access spur from Bear Way and a pedestrian footpath was proposed to link to Harborough Road.</p> <p>The Planning Officer addressed the committee and provided an update which stated that the revision to the National Planning Framework (NPPF) did not change the officer's assessment or the recommendation.</p> <p>The Local Highway Authority had submitted a late response stating that at present they cannot support the application. This was due to further clarification of the Transport Assessment being required.</p> <p>It was considered that the transport issues relating to this application can be made acceptable and the LHA had stated that should the Planning Authority seek to approve the application then the LHA request that a number of further conditions be applied, including approving the detail of the Transport Assessment, implementation of a Travel Plan and imposition of a Construction Traffic Management Plan. Members stated that they were unanimous in supporting the proposed development, stating that the inclusion of charging points was an effective and sustainable solution. An additional condition as requested by Members states that no jet washing facilities would be provided on site.</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 until a scheme to ensure the security of the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the provision of CCTV for the vulnerable areas, measures to ensure the security of the external ATM pod and security cameras and alarms to be installed to the "back of store" area of the kiosk and retail concession. The development shall thereafter be implemented and operated at all times in accordance with the approved scheme.
4. Prior to the first occupation of the development hereby permitted, a scheme of management and servicing of the fuel filling station with regard to petrol tanker deliveries shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented in accordance with the approved details in perpetuity.
5. The development of the oil storage facilities shall be constructed in accordance with the plan UK-FUE-303 and recommendations contained within the submitted Report on Ground Investigations (AG2455-16-Z57) and be thereafter maintained and operated to the detail and standards specified. The development shall not be carried out other than in accordance with the approved details.
6. No demolition or construction work (including deliveries to or from the site) that causes noise to be audible outside the site boundary shall take place on the site outside the hours of 08.00 and 18.00 hours Mondays to Fridays and 08.00 and 13.00 on Saturdays and at no times on Sundays and Bank Holidays.
7. No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority.
8. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be in accordance with the details provided on plans 15305-22 Rev C and 15305-24 Rev C.
9. The hard and soft landscaping materials for the development shall be provided in accordance with the approved plan 15305-22-1 Rev C and shall be completed before the adjoining buildings are first occupied.
10. There shall be no external illumination on the site at any time other than in accordance with the detailed scheme contained within the Lighting Specification and proposed lighting layout drawing BP180, prepared by GW Lighting Consultancy on behalf of the applicant and submitted to the Local Planning Authority on 4th June 2018.
11. Notwithstanding the lighting specifications contained in the GW Lighting Consultancy Survey, compliance of which is required in condition 10 of this planning permission, external illumination shall be mounted no higher than 4 metres above ground level and shall be directionally controlled to prevent light spillage occurring outside of the fuel filling station site.
12. Prior to the commencement of use, there shall be submitted to and approved by the Local Planning Authority an Action Plan for sustainable alternatives to private vehicle use by staff. This shall demonstrate active engagement during and post the staff recruitment process and co-ordination with bus operatives on existing and new public services including bus times.

(Planning No. 11)

31.07.18

13. There shall be no jet washing facilities provided or used within the site at any time.

Members voted on the officers' recommendation to approve the application

(Voting: Unanimous)

The application was therefore

APPROVED

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.8 Full Application: Two storey front with single and two storey rear extensions at 44 Westmorland Drive, Desborough for Mr & Mrs K Davis.</p> <p>Application No: KET/2018/0411</p> <p><u>Speakers:</u></p> <p>Laura Davis addressed the committee as the applicant for the proposed development and stated that the reason for the planned extension was to bring the house in line with current living conditions and that the development would in no way would be overlooking. Similar buildings existed with similar extensions.</p>	<p>Members received a report which sought full planning permission for a rear ground floor and upper storey extensions and an upper storey front extension that will increase the number of bedroom spaces from three to four; extend a bathroom on the upper floor and; increase the kitchen and living area on the ground floor.</p> <p>The Planning Officer addressed the committee and provided an update which stated that the revision to the National Planning Framework (NPPF) did not change the officer's assessment or the recommendation.</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) no additional openings permitted by Schedule 2, Part 1 Class A shall be made in the east and west side elevation of the ground floor extension, the upper storey rear extension and the first floor upper storey front extension hereby approved.

Members voted on the officers' recommendation to approve the application

(Voting: Unanimous)

The application was therefore
APPROVED

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.9 Full Application: Single storey front and rear extensions at 6 Blythe Close, Rothwell for Mr R Hamilton</p> <p>Application No: KET/2018/0418</p> <p><u>Speakers:</u></p> <p>Julie Stanwell, third party objector to the proposed development addressed the committee and stated that should the development be approved her property would be denied access to a natural light source which would have a detrimental impact on their daily lives. It was also stated that the proposed development was a severe overdevelopment of the site and would create an adverse increase in ambient sound for neighbours as well as the possibility of de-valuing the property.</p>	<p>Members received a report which sought planning approval for a single storey front extension, which would infill across the front of the main dwelling providing a disabled wet room facility. Whilst at the rear a single storey extension was proposed to be used initially as a sun room but also to provide for a future downstairs bedroom to meet the future needs of a disabled occupant.</p> <p>The Planning Officer addressed the committee and provided an update which stated that the revision to the National Planning Framework (NPPF) did not change the officer's assessment or the recommendation.</p> <p>In addressing the policy support for housing needs for people with disabilities the reference to Policy 6 and paragraph 50 of the NPPF now read to refer to Chapter 5 and paragraph 61.</p> <p>Members questioned whether or not the rear element of the proposed development could be built without planning permission.</p> <p>It was then confirmed to members that although the application included both front and rear extensions, the rear element could still be built without planning permission. Officers clarified why the front element required planning permission.</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.

Members voted on the officers' recommendation to approve the application

(Voting: Unanimous)

The application was therefore
APPROVED

(Planning No. 14)
31.07.18

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.13 Full Application: Two storey and single storey rear extension with first floor side and single storey front extensions at 24 Gipsy Lane, Kettering for Mr S Montasser.</p> <p>Application No: KET/2018/0486</p> <p><u>Speakers:</u></p> <p>Katie Draper, third party objector to the proposed development addressed the committee and stated that the proposed development was of an overbearing and overshadowing nature that would impact the visual amenity of neighbouring properties. It was also stated the any development would cause harm to existing landscaping on the site.</p> <p>Cllr Paul Marks attended the meeting and spoke as Ward Councillor for the proposed development on behalf of fellow Councillor Ian Jelley and raised objections based on detrimental impact the development would have on residential amenity for neighbouring properties.</p> <p>Sharam Montasser, applicant for the proposed development addressed the committee and stated the reasons behind the need for the planned extension stating that the development will add much needed facilities and space to existing house.</p>	<p>Members received a report which sought planning approval for a two and single storey rear extensions, a side first floor extension with a single storey front element and a front porch.</p> <p>The Planning Officer addressed the committee and provided an update which stated that the revision to the National Planning Framework (NPPF) did not change the officer's assessment or the recommendation. It was also stated in the update that an additional third party objection had been received from the owners of the adjacent property at 100 Bowhill to the south-east. The grounds for objection related to overdevelopment of the existing property and thereby was not sympathetic with the surrounding properties and would result in loss of light harmful to quality of life.</p> <p>It was heard that these impacts were considered at Sections 7.2-7.3 of the report. In particular the dwelling at 100 Bowhill is approximately 16m from the extensions at the closest point. This was considered to be sufficient distance to ensure that the dwelling's amenity was protected. In addition a further letter of objection had been received from the same objector detailed in the report; at 26 Gipsy Lane, on the basis of the proposal affecting the value/saleability of their property. It was noted that such impacts were not material planning considerations.</p> <p>Members immediately raised concerns regarding the detrimental impact the proposed development would have on the amenities of local properties stating that the development was overbearing and not in keeping with the local street scene.</p> <p>Following debate it was proposed by Councillor Thurland and seconded by Councillor Mitchell that the proposed development was REFUSED on the grounds that it would be an overdevelopment, impact on amenity and would not be in keeping with the local street scene.</p>

	It was agreed that the application be REFUSED for the following reasons;
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1. The proposal constitutes overdevelopment. The proposed extensions are positioned too close to the neighbouring occupiers at No. 26 Gipsy Lane which has numerous openings in the elevations close to the proposed extension. The proposal will therefore have a detrimental impact on the living conditions of this neighbouring occupier. The development is contrary to Policy 8 of the North Northamptonshire Joint Core Strategy which seeks to protect the amenity of neighbouring properties.

2. The development will significantly reduce the gap between the existing dwellinghouse and the neighbouring dwelling at No. 26 Gipsy Lane and as a result will be detrimental to the streetscene and will be out of character with its surroundings. The development is contrary to Policy 8 of the North Northamptonshire Joint Core Strategy.

(Members voted on the proposal to refuse the application)

(Voting: For Refusal; 5 Against 3)

The application was therefore
REFUSED

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.4 Full Application: 2 no.dwellings at 159 Barton Road (Land to South of), Barton Seagrave for mr P Garcha</p> <p>Application No: KET/2018/0294</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a report which sought planning permission for the erection of 2 no. two storey detached dwellings on land to the east of Cranford Road.</p> <p>It was advised that the application was a resubmission of the details approved through a previous application (KET/2014/0762).</p> <p>The Planning Officer addressed the committee and provided an update which stated that in light of the recently amended National Planning Policy Framework (NPPF) any NPPF policies referenced in the report now differed. Any reference to core principles and policies 6 (delivering a wide choice of quality homes) and 7 (requiring good design) of the NPPF now read to refer to Policy 12 (Achieving well-designed places).</p> <p>It was also stated that the revisions to the NPPF did not alter the officers assessment and therefore the proposal was recommended for approval with conditions</p> <p>Members were in agreement that the proposed development was satisfactory and that no concerns were raised.</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. Prior to first occupation of the dwellings hereby approved the proposed vehicular access, parking and turning facilities shown on the approved plans shall be provided and shall thereafter be set aside and retained for those purposes.
4. No development above floor 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.

5. Any part of the window at first floor level on the western side elevation of Plot 2 that is within 1.7m of the floor of the room where the window is installed shall be obscure glazed and non-openable and shall thereafter be permanently retained in that form.
6. 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 eastern and western side elevations at first floor or roof planes of Plots 1 and 2.
7. 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.
8. Prior to first occupation of the development a scheme of hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority. The works approved 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.
9. Due to the previous potentially contaminative use of the site and the underlying geology present throughout Northamptonshire at which the levels of some naturally occurring contaminants frequently exceed the levels at which the risk to human health would be considered acceptable for residential land use; it is expected that there may be unacceptable risks to future occupiers of the site without the following investigation being carried out.

Development on land affected by contamination:

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.

10. Works audible at the site boundary will not exceed the following times: Monday to Friday 08.00 to 18.00 hours, 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.
11. No development shall take place within the application site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.
12. 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: Unanimous)

The application was therefore
APPROVED

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.6 Full Application: Two storey and single storey rear extensions at 130 St Peters Avenue, Kettering for Mr & Mrs Camozzi.</p> <p>Application No: KET/2018/0329</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a report which sought planning permission for an erection of a two storey extension, a first floor extension and a single storey rear extension.</p> <p>The Planning Officer addressed the committee and provided an update which stated that the revisions to the NPPF did not introduce new matters that have not already been considered. Thereby the officer assessment and recommendation was unchanged.</p> <p>It was reported to members that this application has been brought before the committee as the applicant was a member of staff within Kettering Borough Council.</p> <p>Members were in agreement that the proposed development was satisfactory and that no concerns were raised.</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. 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.
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 side elevation or roof plane (facing 136 St Peters Avenue) of the two storey extension hereby permitted.
5. 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 side elevation or roof plane of the first floor extension facing 128 St Peters Avenue.

Members voted on the officers' recommendation to approve the application

(Voting: Unanimous)

The application was therefore

APPROVED

(Planning No. 21)

31.07.18

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.7 Full Application: Single storey rear extension at 4 Ullswater Road, Kettering for Mr & Mrs M Martin.</p> <p>Application No: KET/2018/0400</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a report which sought full planning permission for the construction of a single storey rear extension.</p> <p>The Planning Officer addressed the committee and provided an update which stated that the revisions to the NPPF did not introduce new matters that have not already been considered. Thereby the officer assessment and recommendation was unchanged.</p> <p>It was reported to members that this application has been brought before the committee as the applicant was a member of staff within Kettering Borough Council.</p> <p>Members were in agreement that the proposed development was satisfactory and that no concerns were raised.</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 approved plans and details listed in the table below.

Members voted on the officers' recommendation to approve the application

(Voting: Unanimous)

The application was therefore
APPROVED

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.10 Full Application: Detached two storey dwelling at 36 Masefield Road (land adj), Kettering for Tom Graham Homes Ltd</p> <p>Application No: KET/2018/0431</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a report which sought planning permission to construct one two-storey dwelling on the site. The proposal was for two elements for 10.5m from the front elevation, plus a single storey rear part for a further 3.6m back. The overall bulk was significantly reduced from the earlier proposal under ref KET/2018/0283.</p> <p>The Planning Officer addressed the committee and provided an update which stated that the revisions to the NPPF did not introduce new matters that have not already been considered. Thereby the officer assessment and recommendation was unchanged.</p> <p>Members heard that a number of conditions had been updated to reflect revisions to the NPPF. Within the site description section of the officers report it was stated that it should of read that No.36 was to the east of the site and No.40 was to the west.</p> <p>It was requested by members of the committee that an additional condition be added to protect the amenity and privacy of the occupiers of adjacent properties in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.</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 both side elevations 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. 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.
6. 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 east and west side elevations or roof plane of the building which face toward No. 36 and No. 40 Masefield Road.
7. 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.
8. Prior to the first occupation of the dwelling the refuse storage shall be implemented in accordance with approved plans: Drawing No.18/TGH/MR/01B 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.
9. 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.
10. 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.18/TGH/MR/01B 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.
11. Prior to first occupation of the dwelling, the vehicular parking spaces shall each be laid out as indicated upon the approved Drawing No.18/TGH/MR/01B and shall be permanently retained and kept available for the parking of vehicles.
12. Prior to first use or occupation of the development hereby permitted, the means of access shall be of a minimum width of 3.0m (3.3m where solid boundaries exist and/or it is also the sole means of pedestrian access to the dwelling) and shall be paved with a hard bound surface for the first 5m from the highway boundary and such surfacing shall thereafter be retained. The maximum gradient over the 5m distance shall not exceed 1 in 15.
13. Prior to first use or occupation of the development hereby permitted, pedestrian visibility splays of at least 2.0m by 2.0m shall be provided on each side of the

vehicular access, and these splays shall thereafter be permanently kept free of all obstacles to visibility over 0.6m in height above the access/footway level.

14. 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 shall be hung to open inwards away from the highway.
15. 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 does not discharge onto the highway and/or Right of Way shall be submitted to and approved in writing by the Local Planning Authority. Such approved details shall thereafter be installed and operational prior to first use and thereafter maintained at all times.
16. 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).
17. 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.
18. 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,

(Planning No. 25)

31.07.18

- 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.

19. 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.

Members voted on the officers' recommendation to approve the application

(Voting: Unanimous)

The application was therefore
APPROVED

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.11 Full Application: Detached dwelling with new garage at 50 Beatrice Road, Kettering for Mr C Early.</p> <p>Application No: KET/2018/0432</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a report which sought planning permission for the development of a detached 3 bedroom dwelling on existing garden land and parking area belonging to No.50 Beatrice Road. The proposed dwelling comprised of a pitched roof with varying eaves height on either side of the development to replicate the 1960's style properties opposite the site and take into account the height of the neighbouring bungalow to the western side which has a lower eaves height in comparison to the surrounding two storey properties.</p> <p>The scheme also included a proposal for a detached garage to the existing property, which was to be situated in front of the dwelling and will replace the current garage and parking area, which was to be used for an off road parking area for the proposed dwelling. New front boundary treatments were also included.</p> <p>The Planning Officer addressed the committee and provided an update which stated that the revisions to the NPPF did not introduce new matters that have not already been considered. Thereby the officer assessment and recommendation was unchanged. Proposed garage dimensions were clarified by Officers.</p> <p>Questions were asked regarding electric charging points and the Government's recent view on this, dropped kerb at the site and clarification sought around loss of light.</p> <p>Members were in agreement that the proposed development was satisfactory and that no concerns were raised.</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. 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 for

- a) The development and associated works relating to the new garage to the front of no. 50 Beatrice Road
 - b) The development and associated works relating to the new dwelling
The development shall not be carried out other than in accordance with the approved details.
3. The development hereby permitted shall not be carried out other than in accordance with the amended approved plans and details listed in the table below.
 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. The windows to the bathrooms located in the east elevation of the dwelling as shown on drawing numbers SK11 Rev B and SK10 Rev A shall be obscure glazed and top opening only.
 6. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a detailed scheme indicating the positions, design, materials and type of screen walls, railings and fences to be erected. These details to include the dwarf wall, railings and proposed gate along the front northern boundary. The boundary treatment shall be erected as approved before the dwelling is first occupied and shall be retained thereafter.
 7. 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.
 8. The private access shall be hardsurfaced with a non-granular material for at least the first 5.0 metres from the highway boundary. The gradient over this distance shall not exceed 1 in 15.
 9. A positive means of drainage shall be provided to ensure that surface water from the vehicular access does not discharge onto the highway. These measures shall be implemented before the development is brought into use and thereafter maintained.
 10. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (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 any elevation or roof plane of the building.

11. No development shall take place until a Construction Method Statements have been submitted to and approved in writing by the Local Planning Authority for
 - a) The development and associated works relating to the new garage to the front of no. 50 Beatrice Road
 - b) The development and associated works relating to the new dwellingThe approved Statements shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction works unless otherwise agreed in writing by the Local Planning Authority. The Statement shall detail the following:

The excavation and removal of the earth from the site and construction and alteration of the retaining walls required along neighbouring boundaries

Details of measures to prevent mud and other such material migrating onto the highway from construction vehicles

Measures to control the emission of dust and dirt during construction;

The parking and turning of vehicles of site operatives.

12. Construction and engineering works, construction traffic, related deliveries to the site and any work undertaken by contractors and sub-contractors shall not take place outside of the hours: Monday to Friday 08.00 to 18.00 hrs and Saturday 08.30 to 13.30 and shall not occur at any time whatsoever on Sundays or Public/Bank Holidays.
13. Before the construction of the new dwelling hereby permitted is begun, a scheme demonstrating how the development will incorporate techniques of sustainable construction and energy efficiency, provision for waste reduction and recycling and provision for water efficiency and recycling shall 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.

Members voted on the officers' recommendation to approve the application

(Voting: Unanimous)

The application was therefore

APPROVED

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.12 Full Application: Single and two storey rear extension at 84 Northampton Road, Kettering for Mr Patel.</p> <p>Application No: KET/2018/0447</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a report which sought planning permission for the erection of a single and two storey rear extensions, to the following dimensions:</p> <ul style="list-style-type: none"> • Single storey: 4m depth, 3.4m width, 3m to the top of the flat roof and 3.1m to the highest part of the roof light. • Two storey: 4-5.2m depth (as extending from an already broken rear elevation), 6.2m width, 5.2m to the eaves and 8.25m to the ridge of the roof. <p>The Planning Officer addressed the committee and provided an update which stated that the revisions to the NPPF did not introduce new matters that have not already been considered. Thereby the officer assessment and recommendation was unchanged.</p> <p>Members were in agreement that the proposed development was satisfactory and that no concerns were raised.</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 approved plans and details listed in the table below.
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 B shall be made in the first floor of the east or west elevations or roof plane of the building hereby permitted.

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

(The meeting started at 6.30pm and ended at 9.05 pm)

Signed:

Chair

CJG