

Full Planning Committee - 31 July 2018

Agenda Update

General Update Applicable to All Items

The Government published the new National Planning Framework (NPPF) on 24th July 2018. Updates on each item will be provided as necessary.

5.1 KET/2017/0672

A510 (land west of), Cranford

The revisions to the NPPF do not change the Officers assessment and recommendation. The reference to NPPF Chapter 11 in conditions 6, 7 and 11 is now updated to chapter 15 (Conserving and enhancing the natural environment).

One further third party letter was received objecting to further applications following the refusal.

For clarification, the applications were deferred by committee and were not refused.

5.2 KET/2017/0674

A510 (land west of), Cranford

The revisions to the NPPF do not change the Officers assessment and recommendation. The reference to NPPF Chapter 11 in conditions 6, 7 and 11 is now updated to chapter 15 (Conserving and enhancing the natural environment).

One further third party letter was received objecting to further applications following the refusal.

For clarification, the applications were deferred by committee and were not refused.

5.3 KET/2018/0124

78 Headlands, Kettering

The revisions to the NPPF do not affect the Officers assessment or the recommendation.

5.4 KET/2018/0294

159 Barton Road (land to south of), Barton Seagrave

In light of the recently amended National Planning Policy Framework (NPPF) any NPPF policies referenced in the report will now differ. Any reference to core principles and policies 6 (Delivering a wide choice of quality homes) and 7 (Requiring good design) of the NPPF should now be read to refer to Policy 12 (Achieving well-designed places).

The revisions to the NPPF do not alter the officers' assessment and therefore the proposal is recommended for approval with conditions.

5.5 **KET/2018/0296**

Bear Way (land off), Desborough

The revisions to the NPPF do not introduce new matters that have not already been considered. Thereby the Officers assessment and recommendation is unchanged.

The Local Highway Authority has submitted a late response stating that at present they cannot support the application. This is due to further clarification of the Transport Assessment being required.

It is considered that the transport issues relating to this application can be made acceptable and the LHA has 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. Should planning permission be granted these will be added to the Decision Notice.

Prior to commencement of development, an updated Transport Assessment shall be submitted to and approved in writing by the Local Planning Authority. The Transport Assessment shall assess highway safety, efficiency and highway capacity, together with full details of proposed mitigation measures. Any identified mitigation shall be completed prior to first operation of the use unless an alternative delivery programme is approved by the Local Planning Authority as part of the TA approval.

REASON: In the interests of road safety, efficiency, sustainability and amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy

Prior to the commencement of the development hereby permitted, a full CTMP (Construction Traffic Management Plan) shall be submitted to and be approved in writing by the local planning authority. The Plan is to include the following elements;

- Detailed work programme / timetable.
- Site HGV delivery / removal hours to be limited to between 10:00 – 16:00
- Detailed routeing for demolition, excavation, construction and abnormal loads.
- Supply of pre-journey information on routeing and site restrictions to contractors, deliveries and visitors
- Detailed plan showing the location of on-site stores and facilities including the site compound, contractor & visitor parking and turning as well as un/loading point, turning and queuing for HGVs
- Breakdown of number, type, size and weight of vehicles over demolition & construction period
- Details of debris management including location of wheel wash, programme to control debris spill/ tracking onto the highway to also include sheeting/sealing of vehicles and dust management.
- Details of public impact and protection to include road, footway, cycleway and PRow. Details of TROs and road / footway / cycleway / PRow closures and re-routeings as well as signage, barriers and remediation.
- Public liaison position, name, contact details and details of public consultation/liaison.

- Route details as required covering culverts, waterways, passing places, tracking of bends/junctions and visibility splays.
- Pre and post works inspection of the highway between points A and B as requested to identify remediation works to be carried out by the developer. Inspections are to be carried out in the presence of a member of the Highway Authorities Inspection team. To also include the removal of TROs, temporary signage, barriers and diversions.
- Details of temporary construction accesses and their remediation post project.
- Provision for emergency vehicles.

REASON: In the interests of road safety, efficiency, sustainability and amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

5.6 KET/2018/0329
130 St Peters Avenue, Kettering

The revisions to the NPPF do not introduce new matters that have not already been considered. Thereby the Officers assessment and recommendation is unchanged.

5.7 KET/2018/0400
4 Ullswater Road, Kettering

The revisions to the NPPF do not introduce new matters that have not already been considered. Thereby the Officers assessment and recommendation is unchanged.

5.8 KET/2018/0411
44 Westmorland Drive, Desborough

The revisions to the NPPF do not affect the Officers assessment or the recommendation.

5.9 KET/2018/0418
6 Blythe Close, Rothwell

In addressing the policy support for housing needed for people with disabilities the reference to Policy 6 and paragraph 50 of the NPPF should now be read to refer to Chapter 5 and paragraph 61

The revisions to the NPPF do not introduce new matters that have not already been considered. Thereby the Officers assessment and recommendation is unchanged.

5.10 KET/2018/0431
36 Masefield Road (land adj.), Kettering

The revisions to the NPPF do not introduce new matters that have not already been considered. Thereby the Officers assessment and recommendation is unchanged.

Recommended condition reasons need to be updated:

Within condition 11, Policy 11 is now 15.

Within condition 18, Policy 12 is now 16.

Within the Site Description section (page 64) it should read that No.36 is to the east of the site and No.40 is to the west.

Within the Residential Amenity section (at page 68 paragraphs 3 and 6) at ground floor level, the proposed dwelling would project 5.3m from the rear of No.36 and 7m from the rear of No.40.

5.11 KET/2018/0432

50 Beatrice Road, Kettering

The revisions to the NPPF do not introduce new matters that have not already been considered. Thereby the Officers assessment and recommendation is unchanged.

5.12 KET/2018/0447

84 Northampton Road, Kettering

The revisions to the NPPF do not introduce new matters that have not already been considered. Thereby the Officers assessment and recommendation is unchanged.

5.13 KET/2018/0486

24 Gipsy Lane, Kettering

An additional third party objection has been received from the owners of the adjacent property at 100 Bowhill to the south-east. The grounds for objection relate to overdevelopment of the existing property and thereby is not sympathetic with the surrounding properties and would result in loss of light harmful to quality of life.

These impacts are 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 is considered to be sufficient distance to ensure that the dwelling's amenity is protected.

In addition a further letter of objection has 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. Such impacts are not a material planning consideration.

The revisions to the NPPF do not introduce new matters that have not already been considered. Thereby the Officers assessment and recommendation is unchanged.