

Full Planning Committee - 16 October 2018

Agenda Update

5.1 KET/2018/0419

The Rickyard Suite, The Elms, Isham Road, Pytchley

The Ward Councillor has made Officers aware of correspondence between them and the Wildlife Trust. In summary the Wildlife Trust have advised the Councillor that they consider insufficient information has been submitted. No comment from the Trust has been submitted in relation to the application.

National Planning Practice Guidance advises that local planning authorities should only require ecological surveys where clearly justified and assessments should be proportionate to the nature and scale of a proposal and likely impacts. A badger survey has been submitted with the application and is acceptable. Officers consider that an adequate level of information has been submitted.

The application includes the removal of hedgerow to accommodate access and visibility splays. The applicant has advised Officers that they wish to amend this and only propose to remove hedgerow to accommodate the point of access. The hedgerow will be lowered where necessary to 0.9m within the visibility splays.

Officers therefore recommend that should Committee be minded to approve the application, that (1) condition 15 is amended as below and (2) it is subject to the applicant submitting an amended plan showing this amendment.

Condition 15 (existing condition on page 3 of the agenda):

Excluding those works required to construct the point of access, as shown on the approved plans, the existing hedgerows within and adjacent to the site and the access shall be retained in perpetuity and shall not be cut down, grubbed out or otherwise removed. The existing hedgerows adjacent to the proposed improved site access which are located within the vehicular visibility splays (identified in condition 8) shall be retained at a height not exceeding 0.9 metres measured above the adjacent carriageway level. Any hedges removed without such consent or which die or become severely damaged shall be replaced in the next planting season with hedging plants of such size and species as approved in writing by the Local Planning Authority.

5.2 KET/2018/0579

6 Parklands Close, Loddington

No update.

5.3 **KET/2018/0629**

72 Pennine Way, Kettering

Description amended to include porch - "Two storey rear and single storey front extensions, front porch and detached shed to rear".

5.4 **KET/2018/0659**

3 Wollaton Close, Kettering

Condition 1 has been updated for clarity. The new wording is as follows:

The structure hereby approved shall be removed unless within 3 months of the date of this permission it is installed as shown on plan nos. KET/2018/0659/3a, 4a, 5a, 6a, 7a and 8 received by the Local Planning Authority on 13/09/2018. The approved 1.22 metre high platform must be fully enclosed to all sides and above and accessed internally via a ladder as shown on the approved plans. Once installed, the structure shall be permanently retained in that form or completely dismantled and removed.

2 no. neighbour representations have been received from Nos. 1 and 5 Wollaton Close in support of the application. Their comments include: the structure is in keeping with the area, is built to a high quality and they have no issue with privacy.

Officer comment - these representations do not introduce any new matters, the comments are dealt with in sections 2 and 3 of the officer report.

5.5 **KET/2018/0676**

10 Epping Close, Barton Seagrave

No update.