

BOROUGH OF KETTERING

PLANNING COMMITTEE

Meeting held – 18th December 2018

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

18.PC.50 **APOLOGIES**

Apologies for absence were received from Councillor David Soans. It was noted that Councillor Paul Marks would be acting as substitute.

18.PC.51 **DECLARATIONS OF INTEREST**

Councillor Lesley Thurland declared an interest in item 5.2

Councillor Mark Rowley declared an interest in item 5.6 and indicated he would be leaving the room during discussion.

18.PC.52 **MINUTES**

RESOLVED that the minutes of the meetings of the Planning Committees held on 30th October 2018 & 20th November be approved as a correct record and signed by the Chair.

***18.PC.53** **ITEMS OF URGENT BUSINESS**

None

***18.PC.54** **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. Twelve 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 Outline Application: Development of 36 no. retirement apartments including communal facilities and parking, with ground floor retail unit for A1 or A3 with all matters reserved at 6 Queen Street, Kettering for Mr K Jones.</p> <p>Application No: KET/2018/0525</p> <p><u>Speakers:</u></p> <p>Kevin Jones, Applicant for the proposed development attended the meeting and addressed the committee, stating that proposed application was in keeping with the redevelopment of the town centre as a residential development to help bring footfall. Mr Jones stated that that the proposed development was only 1.2m higher then what was previously agreed.</p>	<p>Members received a report, which sought outline planning permission for residential development comprising of 36 no. over 55s apartments with ground floor retail/restaurant unit.</p> <p>It was noted that the scheme was in outline with all detailed matters (access, appearance, landscaping, layout and scale) reserved for later consideration.</p> <p>Members agreed that the proposed development was satisfactory and saw no issue with approving the application as per the officer's recommendation.</p> <p>It was agreed that the application be APPROVED subject S106 being completed regarding restricting occupancy to those over 55 and in respect of to the following conditions;-</p>

1. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
2. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this planning permission.
3. Approval of the details of the appearance, access, landscaping, layout and scale (hereinafter called ""the reserved matters"") shall be obtained from the Local Planning Authority in writing before any development is commenced.
4. Plans and particulars of the reserved matters referred to in condition 3 above, relating to the appearance, scale and layout of any buildings to be erected, and the landscaping and access to the provided within the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.
5. The development hereby permitted shall not be carried out other than in accordance with the approved plans listed below.
6. Prior to first occupation of the development a scheme for the provision of the surface and waste water drainage shall be 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 scheme.
7. Construction works shall not take place on site outside of the following times: 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.

8. Prior to the commencement of development an air quality assessment to assess the impact of local air quality on occupiers of the proposed development against the National Air Quality Standards and Objectives shall be submitted to and approved in writing by the Local Planning Authority. The submitted assessment shall identify exceedances of the air quality objectives in addition to any mitigation measures required to reduce exposure. Once approved the mitigation measures shall be implemented in full prior to the first occupation of the development and retained where appropriate at all times thereafter.
9. Prior to the commencement of development a scheme for achieving the noise levels outlined in BS8233:2014 with regards to the residential units shall be submitted and approved in writing by the Local Planning Authority. Once approved the scheme shall be implemented before first occupation of the residential units and therefore maintained in the approved state at all times. No alterations shall be made to the approved structure including roof, doors, windows and external facades, layout of the units or noise barriers.
10. Prior to the commencement of an A3 use full details of the cooking equipment and odour control system to be installed shall be submitted to and approved in writing by the Local Planning Authority. The equipment shall thereafter be installed and maintained in accordance with the approved details at all times thereafter.
11. Prior to the commencement of any A3 use hereby permitted a scheme for the acoustic treatment of the odour control system to prevent the emissions of noise affecting noise sensitive premises shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented in accordance with the approved details and maintained in accordance with the approved details at all times thereafter. Upon completion of all works to implement the approved scheme, testing shall be carried out and a report submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use hereby permitted to verify the scheme's effectiveness.
12. The A1 or A3 uses shall not be open to the public before 08:00 hours or remain open after 22:00 hours on Mondays to Saturdays, nor before 10:00 hours or after 20:00 hours on Sundays or any recognised public holidays unless alternative hours are agreed in writing in advance by the Local Planning Authority.
13. The development hereby permitted shall be limited to no more than 36 apartments for over 55s.
14. No development above slab level shall take place until a plan prepared to a scale of not less than 1:500 showing details of 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.
15. 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.
16. No development above slab level shall commence on site until details of the types and colours of all external facing and roofing materials to be used (including 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.

17. No development above slab level shall take place on site until full architectural details of all windows, doors, timber finishes, verge detailing and rainwater goods 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.
18. 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.
19. Prior to the commencement of development hereby permitted, a scheme and timetable detailing the provision of fire hydrants shall be submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the hydrants serving the development have been provided in accordance with the approved details.
20. Reserved matters for appearance, layout and scale shall be accompanied by a scheme for ecological enhancement of the site. The development shall not be carried out other than in accordance with the approved Ecological Management Plan.
21. No development above slab level shall take place until a scheme of hard (full details of materials) and soft landscaping works have been submitted to and approved by the Local Planning Authority. The works shall be carried out as approved and shall be carried out in the first planting and seeding seasons following the occupation of any of the dwellings hereby approved, unless these works are carried out earlier. Any 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.
22. 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>*5.2 Full Application: Use of land for 2 no. traveller caravans for applicant and another family member. Creation of hard-standing and modernisation of amenity block at Woodside, Stoke Albany Road, Desboroug for Mr B Smith</p> <p>Application No: KET/2018/0531</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a report, which sought full planning permission for the use of land for 2 no. traveller caravans for applicant and another family member. Creation of hard-standing and modernisation of amenity block</p> <p>The Planning Officer addressed the committee and provided a verbal update, which superseded the printed sheet circulated at the meeting which had been an earlier draft. The verbal update stated that the conditions 7 and 13 had been amended: respectively in relation to boundary treatment and planting; and secondly in regard to the provision of electricity and sewerage and wholesome water supply.</p> <p>The officer also stated as part of the update that two additional conditions were to be added respectively as conditions 14 in relation named occupiers only; and secondly in relation to the proposed renovation and external appearance of the building to the rear of the site.</p> <p>Members agreed that the proposed development was satisfactory and agreed to approve the application as per the officer's 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 1 year 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 site shall not be occupied by any persons other than gypsies and travellers as defined in Annex 1 to the Planning Policy for Travellers Sites, August 2015 (or its equivalent in replacement national policy).
4. There shall be no more than 1 family pitch on the site and no more than 2 traveller caravans (static or touring), as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 (as amended), shall be stationed at any time.

5. The site shall not be used for any trade, industrial or business activity, including vehicle hire and there shall be no storage of commercial waste or materials.
6. Prior to the commencement of development plans scaled at no less than 1:500 and accompanying information shall be submitted to and approved in writing by the Local Planning Authority showing (i) extent of the recreation area, how the ground is to be prepared and finished state, (ii) vehicle parking and manoeuvring areas which allow for a minimum of 2 spaces (each space of 5m x 2.5m), (iii) pedestrian visibility splays of 2.4m x 2.4m. Thereafter development shall not proceed other than in accordance with the approved details.
7. .Prior to the siting of the caravans, there shall have been first submitted to and approved in writing by the Local Planning Authority proposals for fencing or walls, boundary planting or screening. Thereafter, development shall not proceed other than in accordance with an approved scheme for boundary treatment which shall be retained as approved at all times.
8. No hard surfacing shall be constructed on site until full details of the materials to be used and the final extent of surfacing have been submitted to and approved in writing by the Local Planning Authority. No hard surfacing shall be carried out on site other than in full accordance with those approved details, which shall subsequently be completed and retained as approved at all times thereafter.
9. Any gates provided at the point of access to the site shall be hung so as to open inwards into the site only.
10. Prior to first occupation full details of a refuse collection point shall have been submitted to and approved in writing by the Local Planning Authority. The approved refuse collection point shall be provided before the occupation of any of the caravans and retained as approved thereafter.
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.
12. 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.
13. Prior to first occupation full details of the provision of electricity, sewerage and wholesome water supply shall have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided before the siting of either of the caravans and services shall be in situ prior to first occupation of the site
14. The single family pitch hereby approved shall only be for occupation by the applicant, Mr. Bradley Smith and Mr. William Smith, and any dependants.
15. No caravans shall be located on site until a scheme for the proposed renovation and external appearance of the building at the rear of the site which is to be

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retained has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include measures for the restoration of walls and roof and finished appearance and its fitting out as a utility building. Thereafter the works 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>*5.3 s.73A Retrospective Application: 1 no. dwelling (changes to approval KET/2015/0350 including increase in roof height to accommodate first floor habitable rooms, additional roof lights, addition of front porch, addition of an outbuilding, increase in boundary fence height and re-positioning of garage) at 101 Rushton Road (land to rear), Rothwell</p> <p>Application No: KET/2018/0564</p> <p><u>Speakers:</u></p> <p>Malcom Jones a third party speaker against the application n addressed the committee regarding his concerns relating to breaches by the builder with regards to the height of the development along with the detrimental effect of the property.</p> <p>Cllr Cedwien Brown attended the meeting and spoke as Ward Councillor for the proposed development and raised a number of concerns which included the detrimental increase in the ridge height and the loss of visual amenity and privacy.</p>	<p>Members received a report about a proposal seeking retrospective planning permission for an increase in roof height to accommodate a first floor habitable room, additional roof lights, addition of a front porch and an addition of an outbuilding.</p> <p>It was heard that as part of the application the re-positioning of the garage was also being considered.</p> <p>Members raised concerns and sought clarification regarding decisions made by the planning inspectorate following appeal; members also raised concerns regarding the overbearing and overdevelopment of the site in relation to the amenity of neighbouring properties.</p> <p>However, the Officer explained that what is now proposed would reduce the number of roof lights from what currently existed and that a small increase in ridge height (of 0.893m) from that stated by a Planning Inspector, would have a limited impact and not adversely affect residential amenity to warrant refusal.</p> <p>It was agreed that the application be APPROVED</p>

1. Prior to the first occupation of the development hereby permitted the access, driveway and parking areas (including parking area to the front of No.101, Rushton Road), and the drainage channel across the vehicular access shall be constructed in accordance with Plan 17313_01G received by the Local Planning Authority on 17 October 2018. The access, all parking areas and the entire length of the private driveway shall be finished with a hard bound surface. The maximum gradient of the access and private driveway shall not exceed 1 in 15 over the first 5 metres from the back-edge of the public highway boundary. The access, parking areas and private driveway shall be permanently retained in this form.
2. Prior to the first occupation of the development hereby permitted, the boundary treatments as shown on Plan 17313_01G received by the Local Planning Authority on the 17 October 2018 shall be carried out and retained as such thereafter.
3. The dwelling shall not be occupied until those elements which are not approved have been removed and the dwelling has been constructed in complete accordance with the plans hereby approved.

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 building, structure or other alteration permitted by Classes A, B, C or E of Part 1 of Schedule 2 of the Order shall be constructed on the application site unless planning permission has first been obtained from the local planning authority.

(Members voted on the officers recommendation to approve the application)

(Voting: For 4; Against 2, Abstain; 2)

The application was therefore
APPROVED

<u>Proposed Development</u>	<u>Decision</u>
*5.4 Full Application: Retention of existing barn building on site for	Members received a report which of a proposal for the retention of the existing barn

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agricultural purposes. Single storey side extension to barn and hardstanding to the front and side at Steeples, 35B Loddington Road, Great Cransley for Mr S Payne

Application No: KET/2018/0715

Speakers:

Steven Payne, attended the meeting and addressed the committee as the applicant for the proposed development, and clarified the use of land for agricultural purposes and explained the circumstances relating to the use of heavy farm machinery on the site.

building on the site along with a single storey side extension to the barn and hardstanding to the front and side.

Members agreed that the proposed development was satisfactory and saw no issue with approving the application as per the officer's recommendation.

It was agreed that the application be **APPROVED** subject to the following conditions :-

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 extension hereby permitted shall match, in type, colour and texture, those on the existing building on site.
4. The materials, layout, surfacing and construction of the area of hardstanding surrounding the barn building on site shall be as detailed on approved plan 03-09-18, received by the Local Planning Authority on 13th September 2018.
5. The development hereby permitted shall be used for agricultural purposes only by the owners of 35B Loddington Road and not for any other purpose.

Members voted on the officer's recommendation to approve the application

(Voting: Unanimous)

The application was therefore

APPROVED

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.5 Full Application: Two storey rear extension at 35 Isham Road, Pytchley for Mr C Mann</p> <p>Application No: KET/2018/0765</p> <p><u>Speakers:</u></p> <p>Abigail Bird a third party speaker against the proposed development addressed the committee and stated that the proposed development would result in the loss of light from neighbouring properties and that there were ongoing issues with regards to the boundary.</p>	<p>Members received a report, which sought planning permission for the erection of a two-storey rear extension.</p> <p>Members agreed that the proposed development was satisfactory and saw no issue with approving the application as per the officer's 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 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 first floor side elevations or roof planes of the building.

Members voted on the officer's recommendation to approve the application

(Voting: For; 7 Against; 1)

The application was therefore
APPROVED

(Councillor Mark Rowley declared an interest in the following item and left the meeting room during consideration)

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.6 Full Application: Conversion of outbuildings to 1 no. dwelling at 14 Hermitage Road for Mr & Mrs P Martin</p> <p>Application No: KET/2018/0788</p> <p><u>Speakers:</u></p> <p>Jennette Power a third party speaker against the application addressed the committee and raised concerns regarding the protection of the villages wild bat species stating that sufficient wildlife surveys should be carried out.</p> <p>Cllr Jon Little attended the meeting and spoke as a parish councillor for Brampton Ash Parish Council. Cllr Little raised concerns and objections to the proposed development because it would have a detrimental impact on local residents due to health and safety issues associated with the site's septic tank.</p> <p>Paul Martin, attended the meeting and addressed the committee as the applicant for the proposed development, stating that a new septic tank was to be built in the garden and that the application was exactly the same as the previous application submitted in 2013.</p>	<p>Members received a report of a proposal to create separate dwelling from outbuildings and works associated (a 2-bedroom dwellinghouse instead of extension to the existing property currently within the curtilage of No.14.</p> <p>It was heard that the proposal sought to create a link (partially glazed) between the front and rear single storey outbuildings.</p> <p>It was also proposed to raise the roof the rear most outbuilding from 4.100m at the ridge to 5.245m at the ridge; this proposed 5.245m ridge height being the same as approved under KET/2013/0666.</p> <p>The Planning Officer addressed the committee and provided an update, which stated that additional representations had been received from several residents along with the ward councillor and Brampton Ash Parish Council</p> <p>Members sought clarification to whether or not materials would be conditioned to be in keeping with neighbouring properties. It was confirmed to members that a condition had been included relating to the building materials used..</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. 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 enlargements, improvements, alterations or additional openings permitted by Schedule 2, Part 1 Classes A, B or C shall be made in the south-western elevations or roof planes (adjacent No 16 Hermitage Road) of the building.
3. No demolition, construction, deliveries of plant and materials for construction shall occur outside of the following times. 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.

4. If the development hereby approved does not commence (or, having commenced is suspended for 12 months) within one year from the date of the planning consent, further survey(s) shall be commissioned to:
 - i) establish if there have been any changes in the presence and/or abundance of bats and,
 - ii) identify any new likely impacts that might arise from the changes.Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme (Protected Species Scoping Survey at 14 Hermitage Road, Brampton Ash (October 2013) prepared by Hillier Ecology Limited submitted under approval KET/2013/0666), new measures and a timetable for their implementation will be submitted to and approved in writing by the Local Planning Authority prior to the commencement or re-commencement of development. Works must then be carried out in accordance with the agreed new ecological measures and timetable.
5. Notwithstanding the submitted drawings, the obscure glazed roof light in the side (south-west) roof slope at first floor level to serve the toilet and shower room (as shown on Drawing Numbers: PM-502, PM-503, PM-505 and PM-506 received 8th October 2018 by the Local Planning Authority) shall be installed in the roof slope with its bottom cill at least 1.7m above the internal finished floor level, and thereafter shall be permanently retained in that form.
6. Prior to any new openings, or enlargements to existing openings, or the existing roof on the outbuilding to the rear of the site being removed, full details of all windows, roof lights, doors, timber finishes, verge detailing, rainwater goods and external facing and roofing materials shall be 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.
7. The shared pedestrian access running between the side elevations of the new dwelling and the existing dwelling (No.14 Hermitage Road, Brampton Ash) that leads into the rear gardens and as shown on approved Drawing Number PM_507 Rev A received 30th November 2018 by the Local Planning Authority shall be permanently kept as a shared access to permit occupiers of the new dwelling and the existing dwelling access into their rear gardens.

Members voted on the officers' recommendation to approve the application

(Voting: For; 7 Against; 0)

The application was therefore

APPROVED

(Councillor Rowley re-joined the committee)

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.7 Full Application: Two storey rear extension with garage/workshop in rear garden at 45 Wellingborough Road, Broughton for Mr C Nichols.</p> <p>Application No: KET/2018/0802</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a report which sought full planning permission for a single and two storey rear extension and a garage/workshop with storage space in the pitched roof..</p> <p>Members sought clarification from officers with regards to the proposed development being used for business purposes and it was heard that any major change of use would require consent from the local planning authority.</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 detailed below.
3. No development above foundations shall commence on site until details of the types and colours of all external facing and roofing materials to be used 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. 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 or additions permitted by Schedule 2, Part 1 Classes A, B, C or Class E shall be made in the upper floor side elevations and roof of the extensions or within the roof of the garage/workshop hereby permitted.
5. The garage hereby permitted shall be permanently kept available for the parking of vehicles.
6. The development shall be only for purposes incidental to the enjoyment of the dwellinghouse as such.

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: Alterations to existing dwelling. Demolition of commercial buildings and erection of 6 no. flats at 93-96 Finedon Street, Burton Latimer</p> <p>Application No: KET/2018/0810</p> <p><u>Speakers:</u></p> <p>Mike Lea a third party speaker against the proposed development addressed the committee and raised objections because the development was out of keeping and out of character with the local area and would cause a detrimental loss of amenity.</p> <p>Councillor Fergus Macdonald attended the meeting and spoke on behalf of Burton Latimer Town Council and raised objections based on the overdevelopment of the site and lack of accessibility for disabled residents.</p> <p>Councillor Ruth Groome attended the meeting and spoke as ward councillor for the proposed development raising objections due to the development not being in keeping with the local conservation area.</p>	<p>Members received a report, of a proposal seeking permission consent for the demolition of the existing commercial buildings on the site, and the erection of a new structure to form 6 one bedroom flats and the refurbishment of the existing house on the site. There would be no external outdoor private amenity area</p> <p>Members raised concerns regarding the proposed overdevelopment of the site and the detrimental impact it would have on neighbouring properties.</p> <p>Members also raised concerns regarding inadequate bin storage/ collection arrangements and the unsafe/ inadequate access/ egress/ parking arrangement for the proposed development and associated safety risks and loss of on street parking.</p> <p>Following debate, it was proposed by Councillor Titcombe and seconded by Councillor Davies that the application be refused due to overdevelopment of the site relating to issues identified.</p> <p>It was agreed that the application be REFUSED for the following reasons</p>

1 .The proposal shows a rear parking area that excludes other private amenity space apart from an area annotated for refuse on non -collection days.

The proposed would result in:

(i) Bin storage arrangements to accommodate refuse and recycling for 6 households located in a rear corner position that is of limited size, separated from both the respective flats and some distance from a proposed collection point in front of the proposed dwellings and itself reliant upon 6 households moving bins between the two. As advised by the Local Highway Authority, bin collection points must not obstruct the highway, visibility splays and the effective width of the proposed private drive or pedestrian access. The lack of space for convenient bin storage and collection is a symptom of the proposed number of dwellings within the available area and is unsatisfactory;

(ii) The Local Highway Authority (LHA) advise that no more than 5 dwellings independent of their own direct highway frontage are to be served off a private drive. The proposed off street parking bays and means of access are also considered to be inadequate in width. The proposal would also result in the loss of existing on street parking capacity for the existing dwelling on a street where demand for parking is high. The resultant parking is considered inadequate to satisfactorily serve the

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numbers of dwellings and the use by vehicular traffic of the access/egress detrimental to highway safety.

The proposal is therefore considered to be an overdevelopment of this site and contrary to Policy 8 of the North Northamptonshire Core Spatial Strategy.

Members voted on the motion to REFUSE the application

(Voting: For Refusal: Unanimous)

The application was therefore
REFUSED

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.9 Full Application: Single storey rear extension at 174 London Road, Kettering for The Occupier.</p> <p>Application No: KET/2018/0832</p> <p><u>Speakers:</u></p> <p>None</p>	<p>The meeting having continued until 9.00 pm, in accordance with paragraph 10 of Part 4A (Council Procedure Rules) of the Constitution the meeting was closed without a debate or a decision having been made in respect of items 5.9, 5.10 and 5.11 of the Agenda</p>

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.10 Full Application: Single storey dwelling at 58 Finedon Road, Burton Latimer for Mr S Haines</p> <p>Application No: KET/2018/0833</p> <p><u>Speakers:</u></p> <p>None</p>	<p>The meeting having continued until 9.00 pm, in accordance with paragraph 10 of Part 4A (Council Procedure Rules) of the Constitution the meeting was closed without a debate or a decision having been made in respect of items 5.9, 5.10 and 5.11 of the Agenda</p>

<u>Proposed Development</u>	<u>Decision</u>
<p>*511 Full Application: Conversion of dwelling to 2 no. flats at 98 Lower Street, Kettering for Mr A Thakrar</p> <p>Application No: KET/2018/0856</p> <p><u>Speakers:</u></p> <p>None</p>	<p>The meeting having continued until 9.00 pm, in accordance with paragraph 10 of Part 4A (Council Procedure Rules) of the Constitution the meeting was closed without a debate or a decision having been made in respect of items 5.9, 5.10 and 5.11 of the Agenda</p>

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

(The meeting started at 6.30pm and ended 9:00 pm)

Signed:

Chair

CJG