

Full Planning Committee - 18 December 2018

Agenda Update

- 5.1 **KET/2018/0525**
6 Queen Street, Kettering

No update.

- 5.2 **KET/2018/0531**
Woodside, Stoke Albany Road (land adj), Desborough

Condition 7 to read:

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. REASON: In the interests of safeguarding visual and residential amenities in accordance with Policies 8 and 31 of the North Northamptonshire Joint Core Strategy.

Condition 13 to read:

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 insitu prior to first occupation of the site. REASON: Details are necessary prior to occupation in the interests of residential amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

Following additional conditions:

The single family pitch hereby approved shall only be for occupation by the applicant, Mr. Bradley Smith and Mr. William Smith, and any dependants. REASON: In recognition of a local need and the PPTS and Policy 31 of the North Northamptonshire Joint Core Strategy.

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 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. REASON: To ensure the retention of the building to the rear of the site for use in the development is suitable, in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

- 5.3 **KET/2018/0564**
101 Rushton Road (land to rear), Rothwell

No update.

5.4 **KET/2018/0715**
35B Steeples, Loddington Road, Great Cransley

No update.

5.5 **KET/2018/0765**
35 Isham Road, Pytchley

No update.

5.6 **KET/2018/0788**
14 Hermitage Road, Brampton Ash

The following representations, objecting to the proposal, were received from:

- " Brampton Ash Parish Council
- " 3 Hermitage Road
- " The Old Rectory, Harborough Road
- " Two Shires, Hermitage Road
- " 12 Hermitage Road
- " Councillor Howes
- " 16 Hermitage Road

A summary of the new concerns raised, that have not already been cited and addressed in the Officer's Committee Report are:

- " Last planning permission for 14 Hermitage Road was for an annex - no one had a problem with this
- " Full address of those supporting the proposal have not been disclosed
- " KBC planning policy states outline planning applications will not be considered
- " Overdevelopment of site
- " Administrative and process errors made by KBC resulting in shortening of consultations period (disadvantageous to all parties)
- " Pre-determination of application by recommending approval before re-consultation period finished in advance of Planning Committee
- " Supportive comments have been accepted from people not living in the village
- " Health and safety risks to construction workers
- " Comments regarding traffic flow not based on data
- " Location of septic tank

The Applicant verbally responded to the Parish Council's comments thus:

- " Obscure glass is proposed in first floor window facing No.12 Hermitage Road
- " Not moving existing septic tank - a new and additional septic tank is proposed in rear garden

Officer's will respond to the above concerns/matters.

5.7 KET/2018/0802

45 Wellingborough Road, Broughton

No update.

5.8 KET/2018/0810

92 - 96 Finedon Street, Burton Latimer

In section 4. Residential Amenity of Part 7 on page 11 of the main report, where reference is made to 82, 84, 86, 88, 90, 92 and 94 Finedon Street, this should be Alexandra Street.

Burton Latimer Town Council comments

An objection has been received from Burton Latimer Town Council on the following grounds:

Overdevelopment and out of keeping with the character of the area
First floor living rooms would look straight into bedrooms opposite
Overshadowing adjacent property
Courtyard parking only permitted accessed directly from the highway and if serving less than 5 dwellings
Loss of amenity to existing residents including noise and light pollution
Entry and exit headlights into opposite houses
Inadequate parking spaces and no disabled spaces
Inadequate bin store and location adjacent to gardens of neighbouring properties
No provision for drainage
Within 35m of Alexander Street
Visibility splay widened from 3m to 14m.
Will lose 3-4 on street parking places
New plans now remove the visibility splay from the lower driveway to neighbouring property.

These points have been addressed in Part 7 of the main report.

Neighbour comments

A further 11 letters of objection have been received on the following grounds:

The proposed development is not in keeping with the character of the area;
Large number of bins from flats;
Highway and pedestrian safety;
Overlooking;
Inadequate parking provision;

These issues have been addressed in Part 7 of the Main report.

Highways Comments

Further comments have been received from Highways on the following grounds:

The development is contrary to Northamptonshire County Council Policy DM15 which does not allow more than 5 dwellings to be served off a private drive.

The proposed access is substandard as it should be a minimum of 5.5m between two solid side boundaries.

Pedestrian visibility splays cannot be achieved as the buildings are too close to the highway boundary.

The parking bays and cycle storage are sub-standard

Response

The number of dwellings served off the access has been addressed in Part 7 of the main report.

The proposed access at 4.6m wide is more than the 4.5m required for two opposing vehicles to pass each other, as set out in the Local Highway Authority Standing Advice.

The proposed parking spaces are considered to be an appropriate standard as set out in Part 7 of the main report.

The proposed building has been designed to comply with the existing building line, the pedestrian visibility splays have been shown and the low wall to the existing property has been splayed to accommodate the visibility splay.

Condition 11 add final sentence

Refuse bins shall be stored within the designated areas on non-collection days.

5.9 **KET/2018/0832**

174 London Road, Kettering

No update.

5.10 **KET/2018/0833**

58 Finedon Road (land rear of), Burton Latimer

One further letter of objection has been received on the following grounds: Increase in traffic from development on already busy road, the development is not needed due to existing developments, overdevelopment, loss of biodiversity, loss of privacy, noise and disturbance.

These points have been addressed in Part 7 of the main report.

5.11 **KET/2018/0856**

98 Lower Street, Kettering

No update.