

BOROUGH OF KETTERING

PLANNING COMMITTEE

Meeting held – 15th January 2019

Present: Councillor Shirley Stanton (Chair)
Councillors Linda Adams, Ash Davies, Ian Jelley, Paul Marks, Clark Mitchell, Jan Smith, Lesley Thurland and Greg Titcombe

18.PC.55 **APOLOGIES**

Apologies for absence were received from Councillors Cliff Moreton, Mark Rowley and David Soans. It was noted that Councillors Ian Jelley, Paul Marks and Jan Smith would be acting as substitutes.

18.PC.56 **DECLARATIONS OF INTEREST**

None

18.PC.57 **MINUTES**

RESOLVED that the minutes of the meetings of the Planning Committees held on 18th December 2018 be approved as a correct record and signed by the Chair.

***18.PC.58** **ITEMS OF URGENT BUSINESS**

None

***18.PC.59** **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. Six 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>*5.4 Full Application: Single storey dwelling at 58 Finedon Road (land rear of), Burton Latimer for Mr S Haines</p> <p>Application No: KET/2018/0833</p> <p><u>Speakers:</u></p> <p>Richard Haines, Applicant for the proposed development attended the meeting and addressed objections raised in the officers report from neighbouring properties.</p>	<p>Members received a report, which sought planning permission for the demolition of the existing garage and the erection of 1 no. detached bungalow.</p> <p>It was stated that the proposed development was a good use of derelict land and would enhance the area.</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 be as submitted:
 - Walls - Langley Red Brick
 - Roof - Marley concrete plane roof tile grey
 - Windows and Doors - White upvc
4. No development above slab level 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.
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 North West and South East elevations or roof planes of the building.
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 building, structure or other alteration permitted by Class A, B, C, D and E of Part 1 of Schedule 2 of the Order shall be constructed on the application site.

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7. 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.

8. Prior to occupation of the development hereby permitted, details of surfacing of the vehicular access and details of a positive means of drainage to ensure that surface water from the vehicular access [or private land] does not discharge onto the highway shall be submitted to and be approved in writing by the local planning authority. Such details as may be approved shall thereafter be installed and operational prior to first use and thereafter be maintained.
9. Any gates provided shall be set back a distance of 5.5 metres from the edge of the vehicular carriageway of the adjoining highway and shall be hung so as to open inwards into the site only.

(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: 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>Members received a report, which sought full planning permission for a single storey rear extension which will extend 3.8m beyond the rear elevation of the existing dwelling and was to be 3m in width from the eastern elevation.</p> <p>It was heard that the extension would have a hipped roof, a window to the rear, a single door on the eastern elevation and French windows opposing. An existing small window and door on the eastern elevation would be bricked up.</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 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

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.5 Full Application: Conversion of dwelling to 2 no. flats at 98 Lower Street, Kettering for Mr A Thankrar</p> <p>Application No: KET/2018/0856</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a report which sought planning permission to convert a 3-bedroom dwellinghouse into two (no.2) 1-bedroom flats.</p> <p>Member made enquiries regarding adequate refuse storage at the proposed development. Officers confirmed that this was covered within the proposed conditions.</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. 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.
3. Prior to the commencement of development a scheme for achieving the noise attenuation outlined in British Standard BS8233:2014 with regards to the insulation between 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.
4. Prior to the first occupation of the development hereby approved, refuse storage and collection facilities shall be made available for use. The refuse storage area shall be in a separate room not connected to any habitable area. These facilities shall be retained at all times thereafter.

(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>*5.1 KBC Own Development: Redevelopment of site to create 6 no. semi-detached bungalows including car parking and associated works at Albert Street Garages, Albert Street, Kettering for Ms K Parti, Kettering Borough Council.</p> <p>Application No: KET/2018/0804</p> <p><u>Speakers:</u></p> <p>Katie Prati, attended the meeting and addressed the committee as the applicant for the proposed development, and explained to members that the proposed development was the first site in which KBC would be building their own affordable housing stock. The applicant also stated that the proposed building scheme would provide a number of benefits to residents of the borough.</p>	<p>Members received a report which sought full planning permission for six one-bed bungalows arranged in three pairs of semis and included the provision of nine off-street parking spaces. The proposal involved clearing the site of the existing garages and vegetation.</p> <p>It was also heard that the proposal was part of a Council roll-out of affordable homes;</p> <p>Members agreed that the proposed development was satisfactory and saw no issue with approving the application as per the officer's recommendation. Members also thanked the housing team for their hard work in delivering the proposed project</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. The development hereby permitted shall not be carried out other than in accordance with the approved 'Flood Risk and Drainage Assessment' dated November 2018 referenced 056C31-FRDA/01 as compiled by C.J. Emm Ltd with arrangements to remain in place thereafter.
4. Prior to any demolition work being undertaken at the site a Demolition and Construction Management Plan (DCMP) shall be submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction/demolition period and the approved measures shall be retained for the duration of demolition and construction.
5. 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.

6. No development shall take place until a plan 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.
7. No development shall commence above slab level until details of the types and colours of all external facing and roofing materials to be used and details of the hard-surfacing materials 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.
8. No works shall take place on site above slab level until full details of all windows, doors (including their surrounds), chimney and verge/ eaves detailing 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.
9. No development shall commence on site above slab level until 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. No development shall take place on site above slab level until a scheme for boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The dwelling which the boundary treatment relates shall not be occupied until that element of the scheme has been fully implemented in accordance with the approved details and shall remain in place thereafter. The approved scheme shall include the provision of a lockable gate at the access to the rear passage way created by the development hereby approved.

11. Prior to the first occupation of the development hereby permitted, the new vehicular accesses and parking spaces, shown on the approved drawing ending DR-A-PL-0001 Revision P04 shall be provided and thereafter permanently retained. There shall be no obstruction to visibility within the area identified on that approved plan within the areas denoted by a dotted triangular line thereafter. A positive means of drainage to ensure that surface water from the vehicular access does not discharge onto the highway should be provided and maintained hereafter.
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).
13. All new dwellinghouses shall be constructed to meet M4(2) Accessible and Adaptable Dwellings of schedule 1 part M of the Building Regulations 2010 (as amended).
14. 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 B (additions to the roof) of Part 1 of Schedule 2 of the Order shall be constructed on the application site.

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>*5.2 Full Application: Change of use from residential to living accommodation for young adults transitioning into independent living at 7 Thistle Drive, Desborough for Mrs R Makamure</p> <p>Application No: KET/2018/0831</p> <p><u>Speakers:</u></p> <p>Cllr Gene Reed attended the meeting and spoke as a representative for Desborough Town Council. Cllr Reed stated that although the principle of the proposed development was commendable, the location was not appropriate for its intended use. It was stated that a number of conflicts would likely arise including problems with noise and parking.</p> <p>Fellington Nzounhenda, attended the meeting and addressed the committee as the applicant and stated that there was a shortage of housing for young adults transitioning into independent living within the county and that the proposed development would benefit local individuals and families.</p>	<p>Members received a report, which sought planning permission for a change of use of the residential dwelling (C3 use class) to living accommodation for young adults transitioning into independent living (C2 use class) for up to 4 young adults and associated manager.</p> <p>Members agreed that although the proposed development was good in principle, there remained a number of concerns regarding inadequate parking provision, impact on the highway safety and the possibility of noise/nuisance levels associated with the development.</p> <p>Members also raised concerns regarding the lack of internal of living space and lack of amenity for residents.</p> <p>Following debate, it was proposed by Councillor Titcombe and seconded by Councillor Thurland that the application be refused due to the over development of the site, lack of amenity, lack of parking and associated impacts.</p> <p>It was agreed that the application be REFUSED for the following reasons;</p>

1. The proposal fails to provide sufficient parking provision to ensure that the impacts of the scheme on the surrounding area are appropriately mitigated and would not compromise highway safety. The submitted details confirm that 4 staff could be working on site at any point in time with the scheme making provision for only 2 parking spaces allocated within the rear courtyard. Together with the 4 residents themselves, their families and any visitors, the provision of two parking spaces is considered inadequate when coupled with the limited on street parking available in the locale. The proposal therefore is in conflict with Policy 8 (b) of the JCS and is inconsistent with paragraph 109 of the NPPF.
2. The proposal would by reason of its intensified use and resulting density, result in overdevelopment of the site and constitute a form of development that fails to maintain a good standard of amenity for all neighbouring properties and future occupiers. The scheme, which includes four bedrooms and no rest facilities for the overnight carer, fails to provide adequate internal arrangements to accommodate the up to 4 residents and 4 members of staff that would be required by the proposal. Consequently the proposal would fail to respect the

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living conditions of future occupiers harmful to their residential amenity. The proposal therefore is in conflict with Policy 8 (e) of the North Northamptonshire Joint Core Strategy and is inconsistent with paragraph 127 (f) of the NPPF.

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>*5.7 Full Application: 1 no. dwelling and associated access drive at 43 Rushton Road (Land adj), Wilbarston for Mr & Mrs Harris</p> <p>Application No: KET/2018/0859</p> <p><u>Speakers:</u></p> <p>Mr Millican attended the meeting and addressed the committee as the agent for the applicant for the proposed development, stating that the designed scheme was appropriate and in keeping with the local area. Mr Millican addressed concerns regarding the maintenance and upkeep of the shared private access road.</p>	<p>Members received a report which sought planning permission to construct a 3/4-bedroom detached dwelling situated on a parcel of land adjacent to the residential property of No.43 Rushton Road.</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. 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 parking spaces hereby approved shall be provided prior to the first occupation of the building hereby permitted and shall be permanently retained and kept available for the parking of vehicles.
5. No development shall commence on site until details of the materials to be used for the new access road and parking area have been submitted to and approved in writing by the Local Planning Authority. The approved surfacing shall be completed before the dwelling is first occupied.
6. 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 use hereby permitted shall not commence until the approved scheme has been fully implemented in accordance with the approved details.
7. 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.
8. 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 western side elevation or roof plane of the building.
9. 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>*5.9 Full Application: Change of use from amenity land to garden land at 2 swift close for Mr D Blackwell</p> <p>Application No: KET/2018/0913</p> <p><u>Speakers:</u></p> <p>Douglas Blackwell attended the meeting and spoke as the applicant for the proposed development and stated that the development would enhance the area by bringing new use to current derelict use.</p>	<p>Members received a report which sought consent to change the use of the land from amenity land to garden land.</p> <p>Members heard that In the originally submitted application the drawings and red line of the location site were incorrect and required amending. Also it was stated that the entire buffer strip is currently in the ownership of one person and it is intended to sell sections of the land to other interested parties should the application be successful. Members were advised that this sits outside of the application and that they should only consider the change of use of the land and not any ownership matters.</p> <p>Following clarification from officers 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) (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 to F of Part 1 of Schedule 2 of the Order, and Class A and B of Part 4 of Schedule 2 shall be erected, constructed or made on the application site.
3. The boundary treatments to be used for any the division of the land and any planned perimeter boundary treatment shall be in accordance with the details provided as part of the application; 1.8 metres high standard fence panels/close boarded fencing as shown in photograph KET/2018/0913/7 received on 27th November 2018. Any alternative forms of boundary treatment must be submitted and approved in writing in advance of the commencement of development by the Local Planning Authority. The approved fencing shall be retained as such thereafter.

Members voted on the officers' recommendation to approve the application

(Voting: Unanimous)

(Planning No. 14)
15.01.19

The application was therefore

APPROVED

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.6 Full Application: Two storey rear and side extension at 39 Leicester Close, Kettering for Mr V Corpuz</p> <p>Application No: KET/2018/0858</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a report, of a proposal seeking permission consent for a two-storey rear and side 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 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
3. The windows hereby approved on the first floor southwest side elevation of the extension and the ground floor southeast front elevation, shall be glazed with obscured glass and thereafter shall be permanently retained in that form.

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 Advertisement Application: 1 no. non-illuminated pole mounted sign at Pipewell Hall, East Carlton Road, Pipewell for Mr S Baker</p> <p>Application No: KET/2018/0876</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a report which sought planning permission for a single board mounted upon two timber posts.</p> <p>It was heard that the board was made of plastic and has a two-tone background with white at the top and dark green at the bottom. There was blue lettering 'Pipewell Hall' across the white background, including an emblem, and white 'Wedding Venue' and dark yellow 'Tradesmen's Entrance Only' lettering across the green background.</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. This consent shall be for a limited period of three (3) years from the date of this notice, on or before which date the display shall be permanently discontinued.
2. No advertisement shall be sited or displayed so as to -
 - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air, or
 - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
3. Any advertisement displayed and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
4. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
5. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

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

(The meeting started at 6.30pm and ended 7:50 pm)

Signed:

Chair

CJG