

PLANNING COMMITTEE

**Tuesday, 12th March, 2019 at 6.30 pm
Council Chamber - Municipal Offices**

Committee Administrator: Callum Galluzzo
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A G E N D A

1. Apologies
2. Declarations of Interest
 - (a) Disclosable Pecuniary Interests
 - (b) Personal Interests
3. Minutes of the meeting held on 12th February 2019 & 20th February 2019 to be approved as a correct record and signed by the Chair
4. Any items of business the Chair considers to be urgent
5. Planning Application Reports

Working with and on behalf of local people

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<http://www.kettering.gov.uk/recordingmeetings>

Members of the Planning Committee:-

Councillor Shirley Stanton (Chair), Councillor David Soans (Deputy Chair), Councillor Linda Adams, Councillor Ashley Davies, Councillor Clark Mitchell, Councillor Cliff Moreton, Councillor Mark Rowley, Councillor Lesley Thurland and Councillor Gregory Titcombe

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BOROUGH OF KETTERING

PLANNING COMMITTEE

Meeting held – 12th February 2019

Present: Councillor Shirley Stanton (Chair)
Councillors Linda Adams, Ash Davies, David Howes, Paul Marks,
Clark Mitchell, Cliff Moreton and Greg Titcombe

18.PC.55 **APOLOGIES**

Apologies for absence were received from Councillors Lesley Thurland, Mark Rowley and David Soans. It was noted that Councillors David Howes and Paul Marks would be acting as substitutes.

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

Councillor Greg Titcombe declared an interest in item 5.1

18.PC.57 **MINUTES**

RESOLVED that the minutes of the meetings of the Planning Committees held on 15th January 2019 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>*5.2 Full Application: Conversion of agricultural building to single dwelling with associated garage, workshop, and car parking at The Old Chicken Farm, Broughton Hill, Cransley for Mr J Perkins.</p> <p>Application No: KET/2018/0885</p> <p><u>Speakers:</u></p> <p>Sarah Line, Applicant for the proposed development attended the meeting and stated that there had been no objection from Cransley Parish Council and that nine letters of support had been received in relation to the application.</p>	<p>Members received a report, which sought planning permission for the conversion of an existing shed, previously used for poultry rearing, to a three bed dwelling with associated garden space and parking.</p> <p>The Planning Officer addressed the committee and provided an updated, which stated that an additional three letters of support had been received.</p> <p>A member raised a query regarding the conversion and policy of the local plan. Officers clarified that the proposals was and that it was considered to meet the requirements of policy as set out in the Officers report.</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 follows:
 - External Walls - Timber cladding to be retained and where necessary replaced with matching timber cladding
 - Roof - Metal roofing
4. No development above building slab level shall commence on site until details of the types and colours of all windows and doors 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.
5. 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 building shall not be occupied until the approved scheme has been fully implemented in accordance with the approved details.

6. 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.
7. No other development shall commence until visibility splays of 2 metres by 2 metres have been provided at the junction of the access road with the public highway, and these splays shall thereafter be permanently kept free of all obstacles to visibility over 0.9 metres in height above carriageway level.
8. Any gates provided shall be set back a distance of 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.
9. Prior to the commencement of development a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction.
10. No development shall commence on site until details of measures to be taken to prevent spoil or mud being deposited on the public highway from vehicles leaving the site during the construction works have been submitted to and approved in writing by the Local Planning Authority. Such measures shall be fully implemented before the development commences and shall be retained for the duration of the construction period.
11. 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.
12. Any portion of the window/s serving bathrooms / WCs that is within 1.7m of the floor of the rooms where the window is installed shall be glazed with obscured glass and shall be non openable. The window shall thereafter be maintained in that form.
13. 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, D and E of Part 1 of Schedule 2 of the Order shall be constructed on the application site.
14. No development above slab level shall take place on site until a drainage strategy 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 strategy, and the building shall not be occupied or the use commence, whichever is the sooner, until the approved strategy has been fully implemented.

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

(Voting: For 6; Against 1)

The application was therefore
APPROVED

<u>Proposed Development</u>	<u>Decision</u>
<p data-bbox="204 152 783 331">*5.3 Full Application: Conversion of outbuilding to dwelling at The Three Cranes, 1 Loddington Road, Cransley for Pytchley Estates Ltd</p> <p data-bbox="300 371 751 405">Application No: KET/2018/0890</p> <p data-bbox="204 450 347 483"><u>Speakers:</u></p> <p data-bbox="204 521 783 887">Michael Cross a third party speaker against the proposed development addressed the committee and stated that the proposed development would have a detrimental impact on the future viability of the public house. Mr Cross also stated that the development would result in a loss of revenue and would create the potential for conflict with future residents of the property.</p> <p data-bbox="204 925 783 1137">Cllr Amanda Bussey attended the meeting and spoke as a representative for Cransley Parish Council. Cllr Bussey confirmed that the ancillary building was being used for storage and freezer space when the public house was open.</p> <p data-bbox="204 1176 783 1541">Cllr Jim Hakewill attended the meeting and spoke as Ward Councillor for the proposed development and raised a number of concerns which included the detrimental effect that residents at the property would feel due to the potential for the public house to be brought back into community use. The public house is listed as an Asset of Community Value (ACV).</p> <p data-bbox="204 1579 783 1832">Barrie Tilley, Applicant for the proposed development attended the meeting and stated that the ancillary building was never a functioning part of the pub and was never used for B&B purposes. The outbuilding is excluded from the ACV designation.</p>	<p data-bbox="842 152 1485 271">Members received a report, which sought full planning permission for the conversion of the outbuilding to a dwelling.</p> <p data-bbox="842 322 1485 687">The Planning Officer stated that externally the proposed development would have involved replacing the front timber garage doors with glazing and the store door with glazing and timber panelling. Internally the upper floor rooms would be unchanged and on the ground floor the existing garage and store will become and an open-plan lounge diner/kitchen with access to the lobby.</p> <p data-bbox="842 739 1485 952">It was also stated that the proposal also sought permission for some of the surrounding land to form residential curtilage and provision of an allocated car parking space.</p> <p data-bbox="842 1003 1485 1323">The Planning Officer addressed the committee and provided an update, which stated two further objections had been received raising concerns that the application could potentially jeopardise to the future existence of the pub and the potential for conflict with new occupants regarding noise.</p> <p data-bbox="842 1375 1485 1554">Members raised concerns in relation to the lack of parking provision and also raised concerns regarding the potential for conflict between future occupants and the public house .</p> <p data-bbox="842 1606 1485 1989">It was heard that the County Council parking standards have not been formally adopted by the Local Planning Authority. Officers considered, as set out in the report, that one space was adequate for the proposed development. Members were reminded that should they wish to vote on a different recommendation they would need to put forward a motion with a seconder. If refusal was put forward, planning reasons were needed. No such motion was put forward and</p>

	<p>Members voted on the officer's recommendation.</p> <p>It was agreed that the application be APPROVED subject to the following conditions;-</p>
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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. Works associated with the new windows shall not take place until their full details 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 and shall remain in that state thereafter.
4. The building shall not be occupied until a scheme for boundary treatment (including any associated landscaping) has been submitted to and approved in writing by the Local Planning Authority. The dwelling shall not be occupied until the scheme has been fully implemented in accordance with the approved details. The approved boundary treatment shall remain in the approved form thereafter unless subsequently approved by planning permission.
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 any upper floor elevation or roof plane 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.
7. Prior to occupation of the dwelling the associated residential car parking space shown on the approved plans shall be clearly marked for that purpose on site and shall remain in that form thereafter and remain set-aside for parking use.
8. Works audible at the site boundary will not exceed the following times unless with the written permission of the Local Planning Authority. 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.
9. 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.

Members voted on the officers' recommendation to approve the application

(Voting: For 5; Against 1; Abstention 1)

The application was therefore

APPROVED

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.4 Full Application: Single storey rear extension at 68 Wallis Road, Kettering for M J Thorp</p> <p>Application No: KET/2018/0914</p> <p><u>Speakers:</u></p> <p>Megan Marsh a third party speaker against the proposed development addressed the committee and stated that the application if approved would have a detrimental impact and would result in the loss of light into their neighbouring property.</p>	<p>Members received a report which sought full planning permission for the construction of a single storey rear extension to the following maximum dimensions (amended scheme): 2.2m-3.35m stepped depth, 4.7m width, 2.65m to the eaves and 3.6m to the highest part of the roof.</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 amended plan number 18/11/1A received by the Local Planning Authority on 04/01/2019.
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.

(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>*5.6 Full Application: Conversion of office to 5 no. flats at 42 Headlands, Kettering for Berrys SIPP</p> <p>Application No: KET/2018/0982</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a report which sought planning permission for the conversion of the existing property without external alteration to provide 5 x 2 bed flats over three floors: one in the basement, two on the first floor and two on the second.</p> <p>It was also stated to members that the proposal also included a reduction in the size of the existing parking area to provide 14 parking spaces resulting in an increase of land available to be laid to soft landscaping.</p> <p>The Planning Officer addressed the committee and provided an updated, which stated that comments from Environmental; health Officers had been received regarding refuse and contaminated land. An additional condition was recommended in relation to unexpected contaminated land. Four further letter of objection had also been received.</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. Prior to first occupation of the development hereby approved a scheme of landscaping which shall specify species, planting sizes, spacing and numbers of trees and shrubs to be planted 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 first occupation of the building, 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.

4. Prior to the first occupation of the development hereby approved details of the design and location of the bin storage area and bin presentation area serving the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved scheme shall be provided in full before the first occupation of any flat hereby approved and retained as approved at all times.
5. Prior to the first occupation of any of the flats hereby approved the existing front boundary wall to the north of the existing vehicle access shall be reduced to a maximum height of 0.6m and thereafter retained at that height or less at all times.
6. The windows to all the bathroom/wc's to Flats 1 and 4 in the north elevation shall be glazed with obscured glass in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority and thereafter shall be permanently retained in that form.
7. Prior to any alteration to an original window or any replacement sash window, details of any proposed alterations shall first be submitted to and approved in writing by the Local Planning Authority. Thereafter only the approved scheme shall be implemented.
8. Prior to the first occupation of any flat hereby approved details of a management scheme for the maintenance of all areas of shared responsibility including the grounds and parking area shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved management scheme shall be implemented in full from the date of the first occupation of any flat and remain in place in perpetuity.
9. 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.

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>*5.1 Full Application: Two storey side extension at 44 Park Road for Mr K Neale.</p> <p>Application No: KET/2018/0812</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a report, which sought planning permission for a 2 storey extension to the side of the property where it adjoins the boundary with 48 Park Road</p> <p>It was stated that the plans had been amended following a request of the case officer. The original proposal included conversion/replacement of the detached garage into a separate dwelling and the ground floor of the proposed two-storey extension was to have been a garage. These elements had been withdrawn from the proposals.</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 development hereby permitted shall match, in type, colour and texture, those on the existing building
3. The window on the first floor rear elevation of the extension hereby approved shall be glazed with obscured glass and thereafter shall be permanently retained in that form.
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 Class A of Part 1 of Schedule 2 of the Order shall be made to the front or rear elevation of the extension hereby approved that would enable its conversion to a garage for housing motor vehicles.
5. This permission is for the two storey extension shown on drawing KN/01A/PLANNING/2018 which was received by the local planning authority on 9 January 2019.

*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 and single storey rear extension. Installation of 2 no. rooflights to side at 18 Kettering Road, Broughton for Mr & Mrs Roberts</p> <p>Application No: KET/2018/0941</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a report which sought full planning permission for two and single storey rear extensions and insertion of 2 roof lights to the side.</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 amended plan numbers 1576/05F and 1576/06C received by the Local Planning Authority on 03/01/2019 and 1576/02A received by the Local Planning Authority on 04/01/2019.
3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be as follows: the two storey rear extension shall be finished with render to match, in type, colour and texture, render on the existing building and the single storey rear extension shall be timber clad.
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 B shall be made in the north-east or south-west elevations or roof plane of the buildings hereby permitted.

Members voted on the officers' recommendation to approve the application

(Voting: Unanimous)

The application was therefore
APPROVED

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

(The meeting started at 6.30pm and ended 7:47 pm)

Signed:

Chair

CJG

BOROUGH OF KETTERING

PLANNING COMMITTEE

Meeting held – 20th February 2019

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

18.PC.60 **APOLOGIES**

Apologies for absence were received from Councillor David Soans

18.PC.61 **DECLARATIONS OF INTEREST**

Councillor Lesley Thurland declared an interest in item 5.1

***18.PC.62** **ITEMS OF URGENT BUSINESS**

None

***18.PC.63** **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. One speaker 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>*5.2 Outline Application: Erection of up to 70 no. dwellings with all matters reserved except access at Gaultney Farm (Land at), Pipewell Road, Desborough for Mr Pickford, Tata Steel UK Ltd</p> <p>Application No: KET/2018/0623</p> <p><u>Speakers:</u></p> <p>Simon Hawley, Applicant for the proposed development attended the meeting and stated that the application had received positive feedback following an extensive public consultation and that the proposed development was in line with local housing policies. It was also stated that the development would also include a contribution towards local schools and infrastructure.</p>	<p>Members received a report, which sought outline planning permission up to 70 dwellings with all detailed matters reserved for later approval with the exception of the primary means of access. The scheme included indicative information for the layout of 70 dwellings, landscaping, the provision of a balancing pond and the provision of a vehicular access point to the site from Pipewell Road.</p> <p>The Planning Officer addressed the committee and provided an updated, which stated that several conditions had been updated and were presented to the committee.</p> <p>Members enquired about the S106 agreement included within the application and sought clarification regarding the figures included within the officer's report. Members also asked that the S106 to be completed within a reasonable time; any significant delay that may result in the proposals being resisted for lack of S106. This would be delegated to Officers.</p> <p>Members also asked Officers to investigate with the applicants and Highways, the possibility of including a right turning lane from Pipewell Road to the site.</p> <p>It was agreed that the application be APPROVED subject completion of a S106 (in respect of the required obligations), the matter of a possible right turning lane being included on the highway and subject to the following conditions;</p>

1. Approval of the details of the access, appearance, landscaping, layout and scale (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced and the development shall not be carried out other than as approved.
2. 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.

3. The access shall not be carried out other than in accordance with plan 17322-02C within the Transport Assessment dated 22 June 2018. (NB at the date the minutes were prepared this plan is being reviewed in accordance with Committee instruction to assess the scope for a right turning lane. If achievable the approved plan will be a later version)
4. The total number of dwellings within the approved site shall not exceed 70 dwellings (Use Class C3).
5. No development shall take place until details of the existing and proposed site levels and finished floor levels for all buildings and cross-sectional plans of the site to show the height of existing nearby properties compared with the height of the proposed dwellings have been submitted to and approved in writing by the Local Planning Authority. The proposed and existing ground and finished floor levels shall be marked out on site for inspection by the Local Planning Authority, prior to construction of any dwelling. The development shall not be carried out other than in accordance with the approved details.
6. No development shall take place on site until details of any earthworks have been submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform. The development shall not be carried out other than in accordance with the approved details and shall be fully completed before the development is first occupied.
7. No development of dwellings shall take place until samples of the materials to be used in the construction of the external surfaces including roofs of all the buildings have been submitted to and approved in writing by the Local Planning Authority. The development shall not take place other than in accordance with the approved details.
8. Prior to first occupation of each or any dwelling, evidence of how the residential elements of the development hereby approved shall achieve a maximum water use of no more than 110 litres per person per day in accordance with the optional standard 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) shall be submitted and approved in writing by the Local Planning Authority
9. Within the reserved matters application(s) for residential development, details of the house types of the dwellings to be constructed to M4(3) 'Wheelchair user dwellings' of Part M of the Building Regulations 2010 (as amended) shall be submitted to and agreed in writing by the Local Planning Authority and shall amount to at least 3% of the affordable units of the entire application site. The development shall thereafter be carried out in accordance with the approved details submitted and be certified by the appointed building control body, unless otherwise agreed in writing by the Local Planning Authority. Prior to the first occupation of the dwellings, a copy of the certification confirming compliance shall be submitted to and approved in writing by the Local Planning Authority.
10. Prior to occupation of the development arrangements for the ongoing management and maintenance (for 10 years from the completion of the

approved landscaping scheme) of the public realm and landscape planting within that development parcel, street furniture and any unadopted roads shall 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.

11. No works shall take place on site including any tree felling, tree pruning demolition works, soil moving, temporary access construction/widening, or any operations involving the use of motorised vehicles or construction machinery shall take place on site unless and until a detailed Arboricultural Method Statement shall be submitted to and approved in writing by the local planning authority. The development and all other operations shall not take place other than in accordance with the approved Method Statement. The Method Statement shall include details of the following:
 - a) Tree protection measures, their implementation, supervision and monitoring
 - b) Implementation, supervision and monitoring of all approved construction works within any area designated as being fenced off or otherwise protected in the approved tree protection measures outlined in i) above
 - c) Timing and phasing of Arboricultural works in relation to the approved development.
12. No development shall take place on site until a scheme for the protection of all existing hedges and hedgerows on site 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. Any existing hedgerows which are identified for retention shall be retained in perpetuity and shall not be cut down, grubbed out or otherwise removed, or topped or lopped so that the height of the hedge falls below 2 metres at any point, without the written consent of the Local Planning Authority. Any hedges removed without such consent or which die or become severely damaged shall be replaced with hedging plants of such size and species as approved in writing by the local planning authority.
13. All site clearance (including the removal of any vegetation or works to hedgerows) should be timed so as to avoid the bird nesting season, this being during the months of March until August inclusive unless alternative provisions have been previously agreed in writing by the Local Planning Authority.
14. The following works likely to cause harm to protected species, i.e. Great Crested Newts as identified in the Ecological Appraisal shall not in any circumstances commence unless the local planning authority has been provided with either:
 - a. A licence issued by Natural England pursuant to Regulation 55 of the Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development to go ahead; or
 - b. Written confirmation from Natural England that the application site has been registered with the great crested newt Low Impact Class Licence scheme; or
 - c. A statement in writing from a suitably qualified ecologist to the effect that it does not consider that the specified activity/development will require a licence.
15. No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP: Biodiversity shall include the following:
 - a. Risk assessment of potentially damaging construction activities
 - b. Identification of 'biodiversity protection zones'

- c. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements for reptiles, amphibians and badgers) and shall include a pre-commencement badger check survey due to the species' highly mobile nature and proximity to the site
- d. The location and timing of sensitive works to avoid harm to biodiversity features
- e. The times during construction when specialist ecologists need to be present on site to oversee works
- f. Responsible persons and lines of communication
- g. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person
- h. Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise first agreed in writing by the local planning authority.

- 16. Prior to the commencement of the development a landscape and ecological management plan (LEMP) shall be submitted to and be approved in writing by the local planning authority. The content of the LEMP shall include the following:
 - a. Description and evaluation of features to be managed
 - b. Ecological trends and constraints on site that might influence management
 - c. Aims and objectives of management
 - d. Appropriate management options for achieving aims and objectives
 - e. Prescriptions for management actions
 - f. Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period)
 - g. Details of the body or organisation responsible for implementation of the plan
 - h. Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The approved plan will be implemented in accordance with the approved details.

- 17. No development shall take place until full details of the surface water drainage scheme for the site, based on the approved Flood Risk Assessment and Concept Drainage Strategy, document ref. no. JG/11650/FRA/180607, rev. no. Issue 1 dated June 2018 prepared by Ecus Environmental Consultants have been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details. These shall include:
 - a) Details (i.e. designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets and attenuation basins. Details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations. In all

- calculations, proposed values of impermeable area should include a 10% allowance for Urban Creep, as taken from CIRIA C753 (version 6) paragraph 24.7.2
- b) Cross sections of all control chambers (including site specific levels mAOD) and manufacturers' hydraulic curves for all hydrobrakes and any other flow control devices
 - c) Demonstration that for events with a return-period in excess of 3.3% (1in30), exceedance flow routes are appropriately routed such that there is no residual risk to property and critical infrastructure.
18. Prior to occupation of the dwellings a detailed scheme for the maintenance and upkeep of every element of the surface water drainage system proposed on the site has been submitted to and approved in writing by the Local Planning Authority and the maintenance plan shall be carried out in full thereafter. This scheme shall include details of any drainage elements that will require replacement within the lifetime of the proposed development.
 19. All subsequent reserved matters applications shall make reference to the original approved Flood Risk Assessment and Concept Drainage Strategy, document ref. no. JG/11650/FRA/180607, rev no. Issue 1, dated June 2018 prepared by Ecus Environmental Consultants and shall be accompanied by a certificate of compliance with the original approved scheme. In addition, an accompanying revised and updated Flood Risk Assessment with full drainage details shall be submitted with each future reserved matters application, indicating whether any further works are required. Development shall be implemented in accordance with the originally approved scheme or the updated scheme as approved in writing by the Local Planning Authority pursuant to that application.
 20. No occupation shall take place until the Verification Report for the installed surface water drainage system for the site to be submitted in writing by a suitably qualified drainage engineer and approved by the Local Planning Authority prior to occupation of the site based on the approved Flood Risk Assessment and Concept Drainage Strategy, document ref. no. JG/11650/FRA/180607, rev. no. Issue 1, dated June 2018 prepared by Ecus Environmental Consultants. These shall include:
 - a) Any departure from the agreed design is keeping with the approved principles
 - b) Any As-Built Drawings and accompanying photos
 - c) Results of any Performance Testing undertaken as a part of the application process (if required/necessary)
 - d) Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc.
 21. No development shall commence until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the foul water strategy so approved until otherwise approved in writing by the Local Planning Authority.
 22. No development shall commence until a drainage strategy and mitigation strategy for disposal of foul water has been submitted to and approved in writing by the Local Planning Authority. The strategy shall include details on the development size, proposed discharge rate (a minimum pumped discharge for foul water is 3.8l/s), connecting manhole discharge location (no connections can

be made into a public rising main) and notification of intention to connect to the public sewer under S106 of the Water Industry Act.

23. 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 development hereby permitted shall not commence until the approved scheme has been fully implemented in accordance with the approved details.
24. Prior to first occupation of the development a scheme of hard and soft landscaping works which shall specify species, planting sizes, spacing and numbers of trees and shrubs to be planted, any existing trees to be retained, the layout, contouring and surfacing of all open space areas shall be submitted to and approved by the Local Planning Authority. The works approved 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.
25. No development shall take place until a programme of archaeological work, in accordance with a written scheme of investigation, has been submitted to and approved in writing by the local planning authority. The development shall only be carried out in accordance with the approved details.
26. No development shall take place until a scheme and timetable detailing the provision of fire hydrants and their associated infrastructure has been submitted to and approved in writing by the Local Planning Authority. The fire hydrants and associated infrastructure shall thereafter be provided in accordance with the approved scheme and timetable.
27. 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 B to C have been complied with.

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.

28. Prior to the commencement of development a scheme for achieving the noise levels outlined in BS8233:2014 and BS1412:2014 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.
29. Prior to the commencement of development a scheme to mitigate the residential units from railway vibration shall be submitted to and approved in writing by the Local Planning Authority. Once approved the scheme shall be implemented during the construction of any of the residential units hereby approved and thereafter maintained in the approved state at all times thereafter. No alterations shall be made to the approved scheme of the units including roof, doors, windows and external facades, layout of the units or noise barriers.
30. Prior to commencement of the development full engineering, construction and drainage plans for the off-site works along with a Road Safety Audit 1/2 shall be submitted and approved in writing by the Local Planning Authority. The details shall include:
 - 'Mitigation scheme for Rothwell Road / Lower Street junction as per drawing 17322-03'
 - '2m footway to connect from the existing to The Plens off Pipewell Road'.
31. Prior to commencement of any footings/slab levels, proposals for implementing a detailed travel plan shall have been submitted to and approved by the Local Planning Authority. Thereafter it shall be implemented in accordance with the approved plan.
32. Prior to first use of the development hereby permitted, vehicular visibility splays of 2.4m from the carriageway edge along the centre of the vehicular access by a distance of 120m to the north and 43m to the south, measured from the centre of the vehicular access along the carriageway edge shall be provided on each side of the vehicular access. The splays shall thereafter be permanently retained and kept free of all obstacles to visibility over 0.9m in height above carriageway level.
33. Prior to first occupation of the development hereby permitted, a 2m footway is required to exit the site and cross Pipewell Road at the pedestrian refuge located in the ghost right hand turn, to tie into the existing provision. The existing footway is to be extended to the north to a spur connecting to the rear of the highway boundary to connect into The Plens public open space between Swift Close and the industrial estate to afford the residents ready access to open green spaces to overcome the lack of such within the site.
34. Prior to commencement of the development there shall be submitted and approved by the Local Planning Authority detailed plans to the specification of the Local Highways Authority that shows: a 2m footway from the access/egress at the site and a crossing over Pipewell Road to tie into the existing footway provision. The existing footway is also to be extended to the north to a spur to connect The Plens public open space with the footway at Swift Close.

Thereafter, the approved footway and crossing details shall be implemented in full prior to first occupation of any dwelling.

35. In the event of any of the streets associated with the residential element of this proposed development are not being proposed for adoption as public highway, the following conditions apply:
- a) Details of a site management company and associated management and maintenance methodology of the streets within the development, to operate in perpetuity, will be submitted to the planning authority and agreed in writing prior to the commencement of development;
 - b) The streets will in any event be required to be laid out and constructed to adoptable standards to ensure safe and practical operation, prior to first occupation of any dwelling;
 - c) That the streets will be identified as private through the use of appropriate private street name plates on the entrances to the development from the public highway (to be placed within the site);
 - d) Prior to commencement of development any vehicular access to the site from the public highway shall be implemented as standard vehicle cross-overs.

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

(Voting: For Unanimous)

The application was therefore
APPROVED

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.1 Full Application: Erection of 49 no. dwellings including associated access and public open space at Ketteirng Football Ground, Cowper Street, Kettering for Harpur Developments Ltd</p> <p>Application No: KET/2018/0890</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a report, which sought full planning to erect 49 no. dwellings with associated access and public open space. The proposed development comprised a mix of 3 bed semi-detached and detached houses and 4 bed detached dwellings, 14 of these houses were affordable units equating to 29%.</p> <p>The Planning Officer addressed the committee and provided an updated, which stated condition 22 (in relation to proposed building materials) as printed on the agenda was a duplicate and was not needed. The elevations for house type H were amended to 2 storey so a Rev E plan was needed to supersede plan D.</p> <p>Members sought clarification regarding the flood risk associated with the proposed development.</p> <p>It was heard that as part of the application a sustainable drainage system was to be included within the open space as shown in the officers report.</p> <p>Members also made enquiries regarding any future bin collection arrangements. It was then heard that waste lorries would be able to access the site but not down the private roads off the main entrance.</p> <p>Members also queried the footway edge adjoining the access to the land serving the bowling alley. It was confirmed that there would be no barrier to vehicles going onto the adjoining land</p> <p>It was agreed that the application be APPROVED subject completion of S106 and 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 except in complete accordance with the detailed shown on the submitted plans, nos
BR-2018-PLNG-02-E - Elevations;
BR-2018-PLNG-05-D - Landscaping Plan 01;
BR-2018-PLNG-06-F - Landscaping Plan 02;

BR-2018-PLNG-07-F - Landscaping Plan 03;
BR-2018-PLNG-08-C - Landscaping Plan 04;
BR-2018-PLNG-04-G - Street Scenes;
BR-2018-PLNG-09-T - Site Layout Plan (subject to vehicular access to the land in front of the bowling alley remaining suitable without crossing kerb upstandings etc);
BR-2018-PLNG-03-E - Floor Plans;
TA05 A - Vehicle Tracking Turn left in and out;
TA06 A - Vehicle Tracking Turn right in and out;
TA07 A - Vehicle Tracking Turn in the Road.

3. No earthworks or groundworks shall take place until a plan prepared to a scale of not less than 1:500 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.
4. Prior to the occupation of any dwelling all garden and landscaped areas shown on the approved plans shall have a capping layer of soil (top and/or sub soils) as outlined in report ref. STQ4344-G01 dated May 2018 (to a minimum depth of 600mm in private residential gardens and 300mm in general landscaped areas). A verification report to demonstrate that the required depth of cover has been achieved, to include a topographic survey or a visual inspection at numerous points across the site supported by photographic evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the first dwelling. Details of the supplier and confirmation of the source(s) and total quantity of imported soil material shall be stated in the verification report. The soil should be free from asbestos, metals, plastic, wood, glass, tarmac, paper and odours associated with contaminated soils and otherwise comply with the requirements of BS 3882:2007 - Specification for topsoil and requirements for use. Occupation of the development shall only be permitted on approval of the verification report.
5. Prior to the commencement of development a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved CMP shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction.
6. 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.
7. Prior to the construction of any buildings above slab level 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. No dwelling shall be occupied until the approved scheme has been implemented in full in the dwellings to be occupied. The scheme shall be retained in full

thereafter and no alterations shall be made to the approved structure including roof, doors, windows and external facades, layout of the units or noise barriers.

8. No development shall take place until a scheme and timetable detailing the provision of fire hydrants and their associated infrastructure has been submitted to and approved in writing by the Local Planning Authority. The fire hydrants and associated infrastructure shall thereafter be provided in accordance with the approved scheme and timetable.
9. No above ground work shall take place until full details of the surface water drainage scheme for the site, based on the approved Flood Risk Assessment ref R-FRA-9842M-01-H, rev. H, dated November 2018, prepared by JPP Consulting Ltd, have been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include details (i.e. designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets and attenuation structures (if required). Details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations.
10. No above ground work shall take place until a detailed scheme for the ownership and maintenance for every element of the surface water drainage system proposed on the site has been submitted to and approved in writing by the Local Planning Authority and the maintenance plan shall be carried out in full thereafter.

Details are required of the organisation or body responsible for vesting and maintenance of individual aspects of the drainage system. The maintenance and/or adoption proposal for every element of the surface water drainage system proposed on the site should be considered for the lifetime of the development and a maintenance schedule setting out which assets need to be maintained, at what intervals and what method is to be used including details of expected design life of all assets with a schedule of when replacement assets may be required, should be submitted.

A maintenance schedule should be accompanied by a site plan to include access points, maintenance access easements and outfalls. Maintenance operational areas to be identified and shown on the plans, to ensure there is room to gain access to the asset, maintain it with appropriate plant and then handle any arising's generated from the site.
11. No Occupation shall take place until the Verification Report for the installed surface water drainage system for the site to be submitted in writing by a suitably qualified independent drainage engineer and approved by the Local Planning Authority prior to occupation of the site based on the approved Flood Risk Assessment ref R-FRA-9842M-01-H, rev. H, dated November 2018, prepared by JPP Consulting Ltd. These shall include:
 - a) Any departure from the agreed design is keeping with the approved principles
 - b) Any As-Built Drawings and accompanying photos
 - c) Results of any Performance Testing undertaken as a part of the application process (if required / necessary)
 - d) Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc.
12. No development shall commence on site until full details of a scheme including phasing, for the provision of mains foul sewage infrastructure on and off site has

been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until the works have been carried out in accordance with the approved scheme.

13. No development above slab level shall take place until details of the types and colours of all external facing and roofing materials, windows and rainwater goods 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.
14. No development above slab level shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping works, including the layout of natural play equipment on the public open space, which shall specify species, planting sizes, spacing and numbers of trees and shrubs to be planted, the layout, contouring and surfacing of all open space areas. The works approved shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development whichever is the sooner. 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.
15. No development above slab level shall take place until details of the materials to be used for hard and paved surfacing have been submitted to and approved in writing by the Local Planning Authority. The approved surfacing shall be completed before the adjoining dwellinghouses are first occupied, in accordance with the approved details.
16. 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.
17. 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);
18. Notwithstanding the approved details no boundary treatment shall be constructed until a revised scheme for boundary treatment has been submitted to and approved in writing by the Local Planning Authority which seeks to replace closed board fencing visible within the public realm with an acceptable alternative. The dwelling, which the boundary treatment relates shall not be occupied until the relevant part of the approved scheme has been fully implemented in accordance with the approved details and retained as such thereafter.
19. In the event that the approved layout of streets and sewers are not adopted by the Highway Authority, the development shall not be carried out other than in accordance with an approved 'Legal setup of a Management Company' document and maintained to standards that have been set out and approved by the LPA prior to and in regard to the laying out of any roads, sewers and other common facilities.

- 20. Prior to completion of the development a signing strategy shall be submitted to the local planning authority in writing for approval. The Signing Strategy shall include such details, drawings, specifications, schedules and programme including but not limited to the following:-
 - Plans identifying all existing signs and way marking that direct highway users (which for the avoidance of doubt shall include motorists, cyclists, pedestrians and equestrians) to the redundant football ground including repeater or graphic signage;
 - A strategy setting out which existing signs and way marking are proposed to be removed, replaced, amended or modified so as to remove reference to the redundant football ground as a legend or destination;
 - Full sign design details of replacement signs, modifications to existing signs and reinstatements for removed signs, such details shall include appropriate detailed location plans including, sign face design, post design and associated foundation design;

- 21. No development shall take place on site until full details (in accordance with the specification of the Highway Authority) for a Toucan Crossing across Rockingham Road has been submitted to and approved in writing by the Local Planning Authority. First occupation of the site shall not occur unless provision to implement such a crossing has been first secured.

Members voted on the officers' recommendation to approve the application

(Voting: For Unanimous)

The application was therefore
APPROVED

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

(The meeting started at 6.30pm and ended 7:33 pm)

Signed:

Chair

CJG