

# **BOROUGH OF KETTERING**

## **PLANNING COMMITTEE**

### **Meeting held – 12<sup>th</sup> 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 15<sup>th</sup> 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 <b>APPROVED</b> 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>*5.3 Full Application: Conversion of outbuilding to dwelling at The Three Cranes, 1 Loddington Road, Cransley for Pytchley Estates Ltd</p> <p>Application No: KET/2018/0519</p> <p><u>Speakers:</u></p> <p>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>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>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>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&amp;B purposes. The outbuilding is excluded from the ACV designation.</p>	<p>Members received a report, which sought full planning permission for the conversion of the outbuilding to a dwelling.</p> <p>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>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>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>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>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 <b>APPROVED</b> 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 <b>APPROVED</b> 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 <b>APPROVED</b> 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 <b>APPROVED</b> 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 &amp; 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 <b>APPROVED</b> 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