

BOROUGH OF KETTERING

PLANNING COMMITTEE

Meeting held – 7th May 2019

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

18.PC.64 **APOLOGIES**

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

18.PC.65 **DECLARATIONS OF INTEREST**

None

18.PC.66 **MINUTES**

RESOLVED that the minutes of the meetings of the Planning Committee held on 9th April 2019 be approved as a correct record

***18.PC.67** **ITEMS OF URGENT BUSINESS**

None

***18.PC.68** **APPLICATIONS FOR PLANNING PERMISSION**

The Committee considered the following applications for planning permission, which were set out in the Head of Development Control's Reports and supplemented verbally and in writing at the meeting. Four speakers attended the meeting and spoke on applications in accordance with the Right to Speak Policy.

The reports included details of applications and, where applicable, results of statutory consultations and representations which had been received from interested bodies and individuals, and the Committee reached the following decisions:-

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.1 Approval of Reserved Matters: Appearance, landscaping, layout and scale in respect of KET/2017/0137 relating to 75 no. dwellings including car parking with associated infrastructure, public open space and all ancillary buildings at Warren Hill (land off), Kettering for Mr B Lekh Morris Homes Eastern Ltd</p> <p>Application No: KET/2018/0958</p> <p><u>Speaker:</u></p> <p>Mark Gatehouse attended the meeting and addressed the committee as the agent for the applicant for the proposed development and stated that the application if approved would provide 75 dwellings where 23 would be provided as affordable housing. As well as this Mr Gatehouse stated that a S106 agreement has been entered into which would provide contribution to local services and communities.</p>	<p>Members received a report which sought reserved matters approval including appearance, landscaping, layout and scale for seventy-five dwellings.</p> <p>The Planning Officer addressed the committee and provided an update, which stated that the Local Highway Authority no longer objected to the proposed development subject to conditions. These proposed conditions related to minor matters where conditions were not considered to be necessary or otherwise were to be picked-up through Highway Adoption process.</p> <p>During debate members raised concerns with the possibility of a second access point being added to the site and also raised questions regarding perimeter fencing due to the proposed developments proximity to a major Highway (A14).</p> <p>Members heard that there was to be a cycle path around the exterior of the site and that no secondary access road would be built without prior consent from the Planning Authority.</p> <p>Officers provided clarification regarding the future delivery of a roundabout at Warren Hill.</p> <p>It was also heard that the inclusion of a perimeter fencing provision would be considered as part of the boundary treatment outline planning condition approval process. This fencing may or may not be necessary but will be considered. Officers confirmed that the matters raised by the Crime Prevention Design Advisor can and will be addressed as part of the outline planning conditions.</p> <p>There were concerns raised about construction traffic and use of Thorpe Road. The concerns of Members were noted.</p>

	<p>Officers advised that the LHA will be consulted as part of the Construction Management Plan outline condition approval process.</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 not be carried out other than in accordance with the approved plans and details listed below.

For the developers clarity the 'list of plans and documents' below also sets out any exclusions to the approved information and detail any submitted information that should be considered for information purposes only (NOT APPROVED) and should be re-presented, together with any information indicated as being excluded from approval, as part of a discharge of conditions application associated with Outline planning permission KET/2017/0137.

2. All external walls shown as being constructed in natural stone on approved drawing E1158 - P-PL03 rev G shall not be laid, coursed or pointed other than in accordance with a sample panel which shall have been constructed on site and approved in writing by the Local Planning Authority prior to the commencement of construction of any such external walls. As approved, the sample panel shall be retained on site and kept available for re-inspection throughout the construction period. Details of the source of the Stone shall also be provided.
3. The parking spaces (excluding garages) shown on the Parking Strategy Plan drawing E1158.P.PL07D and the refuse areas shown on the Refuse Strategy Plan drawing E.1158.P.PL06D hereby approved shall be provided prior to occupation of the dwellings they serve and shall be permanently retained and kept available for those purposes in perpetuity.

(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: Two storey side extension and raise existing roof at 2 Manor gardens, Main Street, Wilbarston for Mr & Mrs J Lamswood</p> <p>Application No: KET/2019/0112</p> <p><u>Speaker:</u></p> <p>John Lamswood attended the meeting and addressed the committee as the applicant for the proposed development stating that the application was for a two storey extension that will build a spare bedroom and in no way would be used to overlook neighbouring properties.</p>	<p>Members received a report which sought planning permission for a two storey side extension which raised the roof of the existing 1½ storey side element and a flat roof element which linked this extension with the existing double garage.</p> <p>The Planning Officer addressed the committee and provided an update, which stated that the applicant had informed officers that enough stone could be reclaimed from onsite to enable the front and rear facing walls to be completed with reclaimed stone. Condition 4 had been updated accordingly.</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 above building slab level 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. All external walls shall be constructed of materials in accordance with approved plan 478/04A (received 03/05/19). A lime based mortar shall be used on all external walls with the reclaimed red brick sections being laid, coursed or pointed in accordance with a sample panel which shall have been constructed on site and approved in writing by the Local Planning Authority prior to the commencement of construction of any such external walls. As approved, the sample panel shall be retained on site and kept available for re-inspection throughout the construction period. The reclaimed stone sections shall be constructed of stone from onsite demolition unless otherwise submitted and approved and laid, coursed or pointed to match the existing external stone walls of the main dwelling.

(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: Erection of flat-roofed garden shed at 5 Swift Close, Desborough for Ms K Taubman</p> <p>Application No: KET/2019/0202</p> <p><u>Speaker:</u></p> <p>Patricia Buchan attended the meeting and addressed the committee as a third party objector to the proposed development stating that the application if approved would be detrimental to the surrounding area as the development was not in keeping with buildings in its vicinity. She also spoke of the proposal as affecting her amenity.</p>	<p>Members received a report which sought consent for the erection of a garden shed within the extended rear garden.</p> <p>Members noted the third party speaker's concerns but also noted that cladding that was due to be added to the shed which would alter the visual appearance of the proposed development thus dealing with any concerns regarding the visual impact of the site.</p> <p>Members queried why Permitted development Rights had been removed. Officers advised that it was so that any proposals for the land could be assessed for their impact on amenity and the ecological value of The Plens. In this case Officers considered the proposal did not cause harm.</p> <p>It was also heard that the height would be dropped from its current standings</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 shown on drawing numbers KET/2019/020/02 and KET/2019/020/3 received on 1st April 2019, including timber panel cladding on external elevations and its positioning on site.

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

(Voting: For 7: Against 1)

The application was therefore
APPROVED

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.7 Full Application: Single storey rear extension at 2 Latymer Close, Braybrooke for Mr & Mrs N Chudley.</p> <p>Application No: KET/2019/0205</p> <p><u>Speaker:</u></p> <p>Nick Chudley attended the meeting and addressed the committee as the applicant for the proposed development and stated that the original plans had been changed following feedback from his neighbours and that he had tried to be as accommodating as much as he could be.</p>	<p>Members received a report which sought planning permission for single storey side extension and alterations to the existing garage at No.2 Latymer in Braybrooke.</p> <p>Members heard that there has been a previous application for a single storey extension approved on the 08-02-2019 (KET-2018-0953). The difference between the approved proposal and this current proposal was that the roof was now 0.2m higher, the same height as the existing roof.</p> <p>Members commended the applicants desire to accommodate concerns and feedback from surrounding neighbours.</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.

(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 Outline Application: 1 no. dwelling with access off Beatrice Road at 67 Beatrice Road (land adj), Kettering for Mr I Griffith</p> <p>Application No: KET/2019/0186</p> <p><u>Speaker:</u></p> <p>None</p>	<p>Members received a report which sought planning permission for the construction of a two-storey dwelling.</p> <p>It was noted that the application was for outline with access considered in detail and all other matters reserved.</p> <p>Members raised concerns regarding the over bearing and over development of the proposed site that would impact residential amenity of neighbouring properties. Members also questioned whether the site was out of character with the surrounding area.</p> <p>Following debate, it was proposed by Councillor Thurland and seconded by Councillor Adams that the application be refused due to the over development of the site, lack of amenity, and due to the proposed development being out of character with the surrounding area.</p> <p>It was agreed that the application be REFUSED for the following reasons;</p>

1. Due to the shape and restricted width of the plot, a dwelling cannot be accommodated on the site. Any dwelling in this location will result in a cramped form of development which will be out of character with the pattern and appearance of development within the existing street scene. This is contrary to paragraphs 127 and 130 of the NPPF which requires new development to function well, add to the overall quality of the area and be sympathetic to local character and Policy 8 (d) i and ii of the North Northamptonshire Joint Core Strategy.
2. A dwelling in this location is likely to give rise to unacceptable impacts on residential amenity particularly with regard to the garden area of 46 Kingsley Avenue and the side elevation of 73 Beatrice Road by reason of appearing overbearing contrary to Policy 8 (e) i of the North Northamptonshire Joint Core Strategy.
3. The limited width of the site is likely to give rise to refuse bins being kept at the front of the property which will appear unsightly but will also conflict with the limited parking and manoeuvring available to serve any new dwelling on this site. This means that the dwelling will not function well in accordance with paragraph 127(a) of the NPPF and will not enable a dwelling of resilient design with adequate space around the dwelling in

accordance with Policy 8 (e) vi of the North Northamptonshire Joint Core Strategy.

Members voted on the motion to REFUSE the application

(Voting: For Refusal: Unanimous)

The application was therefore
REFUSED

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.2 Full Application: 2 no. static shepherd huts and 2 no. log cabins for use as holiday lets. Siting of mobile unit for use as tea room at Cransley Eco Park CIC, The Old Filter House, Eagle Lane, Cransley for Mr P Stein, Cransley Eco Park CIC</p> <p>Application No: KET/2019/0089</p> <p><u>Speakers:</u></p> <p>None</p>	<p>This application had been withdrawn from the planning process and thereby was no longer before the Planning Committee for determination</p> <p>.</p>

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.4 Full Application: Change of use to 8 person HMO at 2 Broadway, Kettering for Mr J Somal</p> <p>Application No: KET/2019/0130</p> <p><u>Speakers:</u></p> <p>None</p>	<p>This application had been withdrawn from the Committee Agenda.</p>

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

(The meeting started at 6.30 pm and ended at 7.42 pm)

Signed:

Chair

CG