

Full Planning Committee - 04 June 2019

Agenda Update

- 5.1 **KET/2018/0827**
Cransley Park, Northampton Road, Kettering

Comments have been received from two properties at Furnace Cottages asking for the schemes to be considered at committee, raising concerns regarding added traffic and highlighting the rear access road to serve Furnace Cottages.

Comment has also been made about the consultation process, which was undertaken in accordance with the Councils standard procedures including the displaying of a site notice and publication on the website.

- 5.2 **KET/2018/0828**
Cransley Park, Northampton Road, Kettering

No update.

- 5.3 **KET/2018/0902**
17 Lower Street, Kettering

The following amendments are proposed to the numbered conditions in the interest of clarity:

8. (Travel Plan)

Prior to first occupation of the development a detailed Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include details regarding the Travel Plan Co-ordinator, an effective means of monitoring and method of reporting to the Local Highway Authority. The development shall be implemented in accordance with the approved details which shall remain in place in perpetuity.

10. (Construction working hours)

No works of demolition, construction or deliveries shall occur outside these time: Monday to Friday 08.00 to 18.00 hrs, Saturday 08.30 to 13.30 and at no time whatsoever on Saturday, Sundays or Public/Bank Holidays. This includes deliveries to the site and any work undertaken by contractors and sub-contractors.

14. (Biodiversity enhancement)

Prior to occupation a biodiversity enhancement scheme which takes advantage of the buildings height shall be submitted to and approved in writing by the local planning authority and shall be implemented prior to occupation and remain in that form thereafter. In particular the scheme should explore the feasibility of raptor nesting boxes.

In addition a further condition recommended requiring approval of landscaping, particularly to the proposed amenity space on the roof:

Prior to first occupation a scheme of landscaping which shall specify species, planting sizes, spacing and numbers of trees and shrubs to be planted together with details of the hard landscaping shall be submitted to and approved by the Local Planning Authority. The scheme shall explore the feasibility of a 'green' screen to the western edge of the roofs amenity space. The approved scheme shall be carried out in the first planting and seeding seasons following the occupation of the building, unless these works are carried out earlier.

5.4 KET/2018/0981

The Old Filter House, Cransley Eco Park CIC, Eagle Lane, Cransley

Thorpe Malsor Parish Council have provided a further letter, a 1934 aerial image of the reservoir, an annotated plan and a Hydraulic Engineer opinion. The letter firstly discusses perceived inaccuracies within the report and the submission relating to the practical function of the old weir house and its partly retrospective nature. These matters are mentioned in the submission and are discussed within the report.

The comments provided by the Hydraulic Engineer discusses the functional need for the old weir house and questions whether the use is compatible with the site, which includes a underground tank close-by. These comments whilst provided from a respected professional position are conjecture and discusses matters in terms of 'likelihoods' and 'ifs' rather than based on a sound understanding of the workings of this particular site. Notably, the Engineer comments suggest that the Flood Warning and Evacuation Plan 'will have been prepared to a safe standard'.

A further letter of objection has also been provided on behalf of Thorpe Malsor Estate. Their concerns relate to conditions 4 and 5 in relation to the Flood and Evacuation Plan and the sand washer. These matters and the validity of imposing these conditions are discussed at section 7.2 and 7.6 of the report.

The Parish and the third party objector also reiterate there disagreement to the proposed sand washer building, its parking and access arrangements and ecological impacts. These matters are addressed within the report.

Council Officers have had the benefit of site visits and advice obtained from statutory consultees including the Council's Emergency Planner and consider no reasons to dispute the information provided by the applicant or contradict the conclusions reached in the report as a result of these additional comments.

5.5 KET/2019/0042

13-15 Dalkeith Place, Kettering

No update.

5.6 KET/2019/0130

2 Broadway, Kettering

The agent has confirmed that the applicant would be willing to allocate the off-road parking spaces to specific bedrooms.

5.7 **KET/2019/0154**
31 Main Street, Sutton Bassett

No update.

5.8 **KET/2019/0175**
20 – 24 Underwood Road (land between), Rothwell

No update.

5.9 **KET/2019/0211**
36 Pennine Way, Kettering

An additional condition is recommended to ensure that no windows are added in future without permission on the south facing elevation.

Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no additional openings permitted by Schedule 2, Part 1 Classes A or C shall be made in the south elevation of the building.

REASON: To protect the amenity and privacy of the occupiers of adjoining property in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

5.10 **KET/2019/0225**
27 Cranford Road, Grafton Underwood

No update.

5.11 **KET/2019/0231**
30 Reservoir Road, Kettering

No update.