

BOROUGH OF KETTERING

PLANNING COMMITTEE

Meeting held – 2nd July 2019

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

19.PC.01 APOLOGIES

Apologies for absence were received from Councillors Shirley Stanton and Lesley Thurland. It was noted that Councillor David Howes was acting as substitute for Councillor Thurland.

19.PC.02 DECLARATIONS OF INTEREST

Councillors Mark Rowley and Paul Marks declared an interest in item 5.10. Councillor Paul Marks indicated that he would be leaving the room during discussion.

Councillor David Howes declared an interest in item 5.2 and 5.3 and indicated that he would be leaving the room during discussion of these items.

19.PC.03 MINUTES

RESOLVED that the minutes of the meetings of the Planning Committee held on 4th June 2019 be approved as a correct record

***19.PC.04 ITEMS OF URGENT BUSINESS**

None

***19.PC.05 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. Three 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:-

(Planning No. 1)

02.07.19

Proposed Development

*5.1 Full Application: Conversion of first and second floors, creation of third floor to provide 33 no. dwellings with associated works including lift shaft to side elevation at 17 Lower Street, Kettering for Cellica Limited

Application No: KET/2018/0902

Speaker:

None

Decision

Members received a report about a proposal for which full planning permission was being sought for conversion of the building's first, and second floors and creation of a third floor to provide 33 flats (18 one bed and 15 two bed) with associated works including an infill extension toward the rear and construction of a lift shaft and stairwell.

Members sought to confirm the amount of properties that were provisionally allocated for social housing in which it was confirmed that 6 dwellings had been allocated as social housing.

Members identified a lack of any on site parking provision relative to the number of flats being proposed. Whilst recognising it was town centre and a sustainable location, the addition in this area of this quantum of housing relative to parking was a concern.

Members heard that alternative transport incentives were available for residents including vouchers for public transport
Members heard that the cycle storage was to be located on the 1st floor of the proposed development and raised concerns regarding the dimensions of the buildings lift as there were doubts that this would be large enough to allow for accessibility of cycles to the first floor

Concerns were also raised in relation to the insufficient bin storage facilities.

Members heard that there was a proposed condition requiring further and precise detail for the storage of bins.

Members also raised concerns and questioned the plans that had been provided as part of the agenda and as part of officers report. Members felt that the plans were of

	<p>too small or difficult to read to enable them to make a decision on the proposed development. Following further debate it was proposed by Councillor Howes and seconded by Councillor Adams that the item be DEFERRED</p> <p>Members also asked Officers to speak with the applicant regarding their concerns of no parking on site and to ascertain if the flat numbers or explain further how this matter could be attended to.</p> <p>It was agreed that the application be DEFERRED for the above reasons</p>
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(Members voted on the proposal to DEFER the application)

(Voting: Unanimous)

The application was therefore
DEFERRED

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.3 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>Speaker:</u></p> <p>None</p>	<p>Members received a report about a proposal for the change of use of the building into a 7 bedroom House in Multiple Occupation for the occupation of up to 8 no. persons and comprises 1 no. double occupancy bedroom and 6 no. single occupancy bedrooms. The proposal includes two communal kitchen/dining areas – one on each floor, and two toilets and two showers on each floor.</p> <p>Members raised concerns regarding the lack of adequate parking provision for the proposed development. The Planning Officer addressed the committee and provided an update, which stated that the agent had confirmed that the applicant would be willing to allocate the off-road parking spaces to specific bedrooms.</p> <p>Members also commended the design of the development as the living areas exceeded the minimum requirements and stated that as the building as an existing property they saw no problem with approving the proposed development in line with the officers 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 match, in type, colour and texture, those on the existing building.
4. Prior to the first occupation of the use hereby permitted the parking area shown on the approved site plan shall be provided and shall be permanently retained and kept available for the parking of vehicles in perpetuity.
5. Prior to the first occupation of the use hereby permitted a detailed plan showing cycle store(s) with space for at least one cycle per bedroom shall be submitted to and approved in writing by the Local Planning Authority. The cycle store(s)

shall be provided prior to first occupation of the use hereby approved. The development shall not be carried out other than in accordance with the approved details and such provision shall be permanently retained at all times thereafter and kept available for such purposes in perpetuity.

6. Notwithstanding the approved plans, prior to the first occupation of the use hereby approved details of the refuse storage area shall be 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 such provision shall be permanently retained and kept available for such purposes in perpetuity.
7. 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.

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

(Voting: For: 5, Against 1, Abstain:1)

The application was therefore
APPROVED

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.5 Full Application: Single storey front, two storey side and two storey and single storey rear extensions at 31 Main Street Sutton Basset for Mr & Mrs Ndlovu</p> <p>Application No: KET/2019/0154</p> <p><u>Speaker:</u></p> <p>None</p>	<p>Members received a report about a proposals for full planning for single storey front, two storey side and two storey and single storey rear extensions.</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>

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

(Voting: Unanimous)

The application was therefore
APPROVED

(Having declared an interest in the follow item, Councillor Howes vacated the committee during consideration)

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.2 Full Application: Single storey extension to east elevation at The Paddocks, Rushton Road, Pipewell for Mr Nelson</p> <p>Application No: KET/2019/0124</p> <p><u>Speaker:</u></p> <p>Anne Barton attended the meeting and spoke as a third party objector to the proposed developments and stated that the development site contained historic buildings and that the barns were integral to the recognition of this site. Considerate development had already taken place at the site and that any more would cause major overdevelopment. Miss Barton also stated that there needed to be a recognised balance of development to protect the historic importance of the site and privacy associated.</p>	<p>Members received a report about a proposal to construct a single storey extension on the eastern elevation of the application property measuring 6 metres wide by 7 metres long, a height to the eaves of 2.7 metres (the same height as the existing single storey part of the main building) and a hipped roof with a ridge height of 4 metres.</p> <p>It was heard that the extension would be finished in stone walls and slate roof tiles, with one window on the northern side and a stable-type timber door flanked by two windows on the eastern elevation of the proposed extension. All external materials would match the respective materials of the existing building.</p> <p>The Planning Officer addressed the committee and provided an update, which stated that an amended plan revision E had been received that clearly showed the extent of the proposed development.</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>Including revised Plan E, 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. Any external walls constructed shall not be laid, coursed or pointed other than in accordance with a sample panel (measuring at least 1x1m) which shall have been 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. All works of repair, restoration and replacement shall exactly match the original features, unless otherwise approved in writing by the Local Planning Authority.

3. 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, C, D, E and G of Part 1 of Schedule 2, or Classes A and B of Part 2 of Schedule 2 of the Order shall be made on the application site.

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

(Voting: For 6, Against: 0)

The application was therefore
APPROVED

(Councillor Howes Re-joined the committee)

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.4 Full Application: Change of use of agricultural land to residential land in association with the 3 dwellings (approved under prior notification appeal W/18/3195337) and installation of 3 external flues into buildings being converted at Clarkes Barn, Kettering Road, Cranford</p> <p>Application No: KET/2019/0152</p> <p><u>Speaker:</u></p> <p>James Fulton addressed the committee as an agent for the applicant and queried the description of development in the report for the proposed development stating that it was not the same as had been submitted with the application.</p>	<p>Members received a report about a proposal for which planning permission was being sought for the installation of 3 external flues to the barn and to create gardens for the 3 permitted dwellings.</p> <p>Members sought clarity on what the speaker had said. Officer advised that the correct description would be agreed with the applicants (NB This was done before the decision was issued and confirmed that change of use of land was the correct description)</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. 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.
3. Prior to the first residential occupation of any of the buildings, visibility splays of 2.0 metres by 215 metres shall be 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.
4. Notwithstanding the provisions 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 Part 1 of Schedule 2 of the Order shall be erected, constructed or made on the application site.

(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: Demolition of garages and erection of a dwelling at 20 – 24 Underwood Road (land between, Rothwell for Mr M Short</p> <p>Application No: KET/2019/0175</p> <p><u>Speaker:</u></p> <p>Sue Alden attended the committee and spoke as a third party objector to the proposed development stating that the application would be overbearing in comparison to the size of the plot of land. It was also stated that the proposed development would also mean a severe loss of light for the speaker's property and that the construction of the dwelling would pose a health and safety risk due to the presence of asbestos and close proximity to neighbouring properties.</p>	<p>Members received a report about a proposal for for the demolition of a garage block consisting of four single garages and the construction of a part single storey and part two-storey detached dwelling.</p> <p>This was reported back to the Planning Committee after being deferred from Committee on 4th June 2019. Clarification was provided on the plans and effect on the neighbouring properties.</p> <p>It was heard that the proposed dwelling would be a 3 bedroom property. The proposed dwelling would measure 8.4m wide by 10.1-13m deep and a maximum height of 6.7m. There would be two on-site parking spaces to the front of the dwelling. There would be a long deep rear garden.</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. Prior to first occupation, the parking areas should be provided on site in accordance with plan L.10B and shall thereafter be set aside and retained for those purposes.
5. The windows at first floor level on both side elevations shall be glazed with obscured glass and any portion of the windows that is within 1.7m of the floor

of the room where the windows is installed shall be non openable. The windows shall thereafter be maintained in that form.

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 additional openings permitted by Schedule 2, Part 1 Classes A or C shall be made in any side elevation or roof plane of the building.
7. 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 extension or alteration to the roof permitted by Classes A, B or C of Part 1 of Schedule 2 of the Order shall be constructed on the application site..
8. Prior to first occupation of the dwelling, a scheme of hard landscaping and soft landscaping which shall specify species, planting sizes, spacing and numbers of trees and shrubs to be planted and any existing trees to be retained shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be carried out in the first planting and seeding seasons following the occupation of the building, unless these works are carried out earlier. Any newly approved trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
9. Demolition or construction works shall not occur outside of the times Monday to Friday 08.00 to 17.00 hrs and at no time whatsoever on Saturdays, Sundays or Public/Bank Holidays. This includes deliveries to the site and any work undertaken by contractors and sub-contractors.
10. The proposed removal of asbestos shall be undertaken by a registered and authorised remover of asbestos. A method statement shall be submitted and approved in writing by the Local Planning Authority. Details shall include the working methods to be employed on site during the demolition of the garages and details for the safe disposal of waste materials.
11. No development shall take place on site until details of a refuse storage and collection point has been submitted to and approved in writing by the Local Planning Authority. The approved refuse storage and collection point shall be provided before the occupation of the dwelling and retained as approved thereafter.
12. No gates, barrier or means of enclosure shall be erected across a vehicular access within 5.5m of the highway boundary.
13. Prior to the occupation of the 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.

(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>*5.7 Full Application: Two storey side extension at 12 Weaver Close, Kettering for Mr N Wills</p> <p>Application No: KET/2019/0230</p> <p><u>Speaker:</u></p> <p>None</p>	<p>Members received a report about a proposal for a first floor extension on the eastern (side) elevation.</p> <p>The Planning Officer addressed the committee and provided an update, which stated that a summary of the applicant's lettering replying to the objector had 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 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. 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 eastern elevation or roof plane of the building.

(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>*5.8 Full Application: Single storey rear extension, side porch and revision to front porch. Loft conversion with conservation style roof-lights to front and rear. Amendments to existing dormers, bay and rear windows. Alterations to garage and front wall at 11 Newland Street, Braybrooke for Mr & Mrs Sutton</p> <p>Application No: KET/2019/0244</p> <p><u>Speaker:</u></p> <p>None</p>	<p>Members received a report about a proposal for the conversion of loft space into habitable bedroom space with the Insertion of two roof lights in front roof slope and two roof lights in rear roof slope</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. Notwithstanding the approved Drawing No. 3197-02 Revision K received 28th May 2019 by the Local Planning Authority, the windows at first floor level in the rear elevation shall be of a design where only the top half of the window is openable, and thereafter retained as such.
3. No works shall take place on site until full details (including samples) of all windows, doors, roof-lights, timber finishes, railings and roof tiles have been submitted to and approved in writing by the Local Planning Authority. The works shall not be carried out other than in accordance with the approved details.
4. The roof lights in the front and rear roof slopes, as shown on Drawing No. 3197-02 Revision K received 28th May 2019 by the Local Planning Authority, shall be a conservation type and shall be designed and installed to be flush with the existing roof plane and thereafter retained in this form.

(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>*5.9 Full Application: Replacement detached garage with room over at 11 Thames Court, Burton Latimer for Mr & Mrs E Hanney</p> <p>Application No: KET/2019/0247</p> <p><u>Speakers:</u></p> <p>None</p>	<p>This item had been removed from the agenda to allow for consultation/consideration as revised plans had been received from the agent, reducing the height of the proposal.</p>

(Having declared an interest in the follow item, Councillor Marks vacated the committee during consideration)

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.10 Full Application: Single storey rear extension with ramp to front entrance at 3 Northumberland Road, Kettering for Mr N Blisset</p> <p>Application No: KET/2019/0257</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a report for a single storey rear extension, to be attached to the rear of an existing rear extension. The extension will provide en-suite facilities to the existing rear extension which is currently in use as a ground floor bedroom. An access ramp is also proposed to the front, leading to the front door.</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. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no additional openings permitted by Schedule 2, Part 1 Classes A or C shall be made in the north elevation or roof plane of the building.
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: For: Unanimous)

The application was therefore
APPROVED

(Councillor Marks re-joined the committee)

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

(The meeting started at 6.30 pm and ended at 9.00 pm)

Signed:

Chair

CG