

BOROUGH OF KETTERING

PLANNING COMMITTEE

Meeting held: 7th November 2019

Present: Councillor Shirley Stanton (Chair)
Councillors Linda Adams, Ash Davies Paul Marks, Mark Rowley, Lesley Thurland

19.PC.33 **APOLOGIES**

Apologies for absence were received from Councillors Greg Titcombe and Clark Mitchell

19.PC.34 **DECLARATIONS OF INTEREST**

None.

19.PC.35 **ANY ITEMS OF BUSINESS THE CHAIR CONSIDERS TO BE URGENT**

None.

19.PC.36 **PLANNING APPLICATION REPORTS**

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. Two 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 Developments</u>	<u>Decision</u>
<p>5.1 Application ref: KET/2019/0245</p> <p>Full Application: Change of use of land for the siting of 3 static caravans for residential use, to include installation of septic tank, hard standing for vehicular parking and bin storage, erection of post and rail fencing and soft landscaping (Plot 1)</p> <p>5.2 Application Ref: KET/2019/0445</p> <p>Full Application: Change of Use of land for the siting of 2 Static caravans for residential use, to include installation for septic tank, hard standing for vehicular parking and bin storage, erection of post and rail fencing and soft landscaping (Plot 2)</p> <p>Procedure:</p> <p>The Chair of Committee proposed and the speakers agreed that the speakers would address both applications before the Committee considered these.</p> <p><u>Speakers:</u></p> <p>Councillor Bruce Squires attended the meeting and addressed the committee as a representative of Stoke Albany Parish Council stating that any decision on the proposed developments should be held in abeyance until ongoing court cases are concluded.</p> <p>Jon Mead attended the meeting and addressed the committee as an agent for the applicants. In response to the Parish Council representative, he said that with respect to Cllr Squires, the legal action (being undertaken) had no relevance to planning determination of the proposals.</p> <p>Mr Mead also stated that the</p>	<p>Members received two reports about the respective proposals for which planning permissions were being sought for the developments described above.</p> <p>As reported above at the south side of the application sites a strip of land approx. 10 metres in width has been removed from the applications through submission of amended plans This had extended onto adjoining land which currently is not occupied by parts of the unauthorised development on the application sites.</p> <p>The reports were presented to Members identifying all the issues and factors to be weighed in the planning balance. This included information on the policies to apply; the personal circumstances/needs of the applicants that had been assessed (NB confidential data was protected and not made public) and supply of sites. It had been explained that the applicants had not provided any information to demonstrate that in the applications they had considered the Landscape Character of the area. The LPA, however, had commissioned an independent review of landscape matters associated with the application sites and adjoining land. This identified planning harm</p> <p>Members raised concerns about the proposals including the detrimental effect the proposed development would have on the surrounding area and on landscape and visual amenity.</p> <p>Members weighed all the issues and were in agreement that the proposed development would have a detrimental effect on the area, as identified through the independent expert assessment and for reasons as summarised in the officer's recommendations. It was agreed that the applications be REFUSED for the following reasons:</p>

applications had been in process since April 2019 and that the proposals demonstrated compliance with criteria of (JCS) Policy 31 and they considered proposals to be acceptable considered against relevant planning guidance and policy.	
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Application ref: KET/2019/0245:

1. The proposed site lies in open countryside away from the nearest settlements. It lies in an elevated and exposed position within the Geddington Chase Character Area and is strongly representative of the local landscape character. The positioning of residential caravans on this land and the associated development and paraphernalia represents an incongruous feature within the local landscape and open countryside and does not recognise or respect the intrinsic character and beauty of the countryside. The proposed landscaping is also incongruous within the naturalistic setting and other landscaping would not overcome the stark appearance of the development. Furthermore, the development harms the experience of users of Public Footpaths HA2 and HA6 who are regarded as being of high sensitivity to change. The application is therefore contrary to policies 2 and 31 of the North Northamptonshire Joint Core Strategy, saved policy 7 of the Local Plan for Kettering Borough, paragraphs 25 and 26 of the Planning Policy for Traveller Sites and paragraph 170 of the NPPF.

2. The site area of the application is extensive and substantially in excess of what is required to accommodate the proposal. This extensive area is likely to become cluttered with paraphernalia associated with residential occupation. It is likely that there will also be pressure for extended residential occupation of this or the wider site. This will further exacerbate the adverse impact upon the landscape, the intrinsic character and beauty of the open countryside and the area in general. As such the application is contrary to policies 2 and 31 of the North Northamptonshire Joint Core Strategy, saved policy 7 of the Local Plan for Kettering Borough, paragraphs 25 and 26 of the Planning Policy for Traveller Sites and paragraph 170 of the NPPF.

3. The site is in an unsustainable location being over two miles from the centre of Desborough and being only linked to Desborough by an unlit road with no footway. It is unsuitable for pedestrians and is car dependent. The development is therefore contrary to policies 1 and 31(a) of the North Northamptonshire Joint Core Strategy.

Application ref: KET/2019/0445:

1. The proposed site lies in open countryside away from the nearest settlements. It lies in an elevated and exposed position within the Geddington Chase Character Area and is strongly representative of the local landscape character. The positioning of residential caravans on this land and the associated development and paraphernalia represents an incongruous feature within the local landscape and open countryside and does not recognise or respect the intrinsic character and beauty of the countryside. The proposed landscaping is also incongruous within the naturalistic setting and other landscaping would not overcome the stark appearance of the development.

Furthermore, the development harms the experience of users of Public Footpaths HA2 and HA6 who are regarded as being of high sensitivity to change. The application is therefore contrary to policies 2 and 31 of the North Northamptonshire Joint Core Strategy, saved policy 7 of the Local Plan for Kettering Borough, paragraphs 25 and 26 of the Planning Policy for Traveller Sites and paragraph 170 of the NPPF.

2. The site area of the application is extensive and substantially in excess of what is required to accommodate the proposal. This extensive area is likely to become cluttered with paraphernalia associated with residential occupation. It is likely that there will also be pressure for extended residential occupation of this or the wider site. This will further exacerbate the adverse impact upon the landscape, the intrinsic character and beauty of the open countryside and the area in general. As such the application is contrary to policies 2 and 31 of the North Northamptonshire Joint Core Strategy, saved policy 7 of the Local Plan for Kettering Borough, paragraphs 25 and 26 of the Planning Policy for Traveller Sites and paragraph 170 of the NPPF.

3. The site is in an unsustainable location being over two miles from the centre of Desborough and being only linked to Desborough by an unlit road with no footway. It is unsuitable for pedestrians and is car dependent. The development is therefore contrary to policies 1 and 31(a) of the North Northamptonshire Joint Core Strategy.

(The meeting started at 6.30 pm and ended at 7.15 pm)

Signed.....

Chair