

BOROUGH OF KETTERING

PLANNING COMMITTEE

Meeting held: 22nd October 2019

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

19.PC.25 **APOLOGIES**

None

19.PC.26 **DECLARATIONS OF INTEREST**

Councillors Clark Mitchell and Lesley Thurland declared a personal interest in item 4.1 and indicated that they would vacate the committee during debate of this item.

19.PC.27 **ANY ITEMS OF BUSINESS THE CHAIR CONSIDERS TO BE URGENT**

None.

19.PC.28 **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. Seven 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:-.

19.PC.28.1 KET/2018/0981

(Having declared an interest in the following item, Councillors Mitchell & Thurland left the room during debate)

<u>Proposed Development</u>	<u>Decision</u>
<p>5.1 Full Application: Re-build former old weir house (Retrospective) at Cransley Eco Park CIC, The Old Filter House, Eagle Lane, Cransley for Mr P Stein</p> <p>Application No: KET/2018/0981</p> <p><u>Speaker:</u></p> <p>Louise Holborow attended the committee and addressed members as a third party objector to the proposed development stating that the application would have a major detrimental impact on the visual amenity of the local area. Whilst the development represented a business opportunity the proposal is not consistent with a functional building needed for the protection of reservoir valves and would have a negative impact on the surrounding area.</p>	<p>Members received a report about a proposal for which full planning permission was being sought for the erection of the timber building known as the 'old weir house'.</p> <p>It was heard that the proposed building was substantially complete other than some external cladding and finishing and would continue the practical function of the building it replaced housing working plant associated with the reservoir.</p> <p>Members were also informed that with no other use was proposed. The working valves and pipework had been seen in place by Officers on the 14th October 2019 and remain visible.</p> <p>The Planning Officer addressed the committee and provided an update which stated that Great Cransley Parish Council had rescinded its original support and now object for reasons covered within the officer's report and as stated in e mail from the Parish Clerk dated 21.10.19</p> <p>Members raised concerns regards the nature of the building and due to the fact the proposed development was not in keeping with the local rural area.</p> <p>Following debate it was proposed by Councillor Mark Rowley and seconded by Councillor Cliff Moreton that the application be refused due to it not being in keeping with the local area. The motion was however lost so members voted on the original officer recommendation.</p> <p>It was agreed that the application be APPROVED subject to the following conditions:</p>

1. For the avoidance of doubt the planning permission relates to provision of a timber building on location B on the approved plan referenced KET/2018/0981/3.
2. The development shall be carried out in accordance with the details approved in the provided 'Weir House Visuals' document dated 27/08/19 and referenced KET/2018/0981/10 which shall be completed within 9 months following grant of this permission and shall remain in that form thereafter.
3. The building hereby approved shall be used solely for the purposes of housing plant associated with the operations of the Reservoir and ancillary to the Filter House and for no other purposes whatsoever.

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

(Voting: For 4; Against 3)

The application was therefore

APPROVED

(Councillors Thurland and Mitchell re-joined the committee)

19.PC.28.3 KET/2019/0488

<u>Proposed Development</u>	<u>Decision</u>
<p>5.3 Full Application: Construction of open fronted livestock shed and siting of temporary log cabin for welfare and security purposes at Wantage Farm Buildings, Harborough Road, Braybrooke for Mr E Mills C/O MR T Arthey.</p> <p>Application No: KET/2019/0488</p> <p><u>Speaker:</u></p> <p>Mr Tom Arthey attended the meeting and addressed the Committee on behalf the applicant and stated that the application had been brought forward to ensure the viability of the farm business and to establish Braybrooke as the Livestock operation site.</p>	<p>Members received a report about a proposal for which planning permission was sought for a livestock building and temporary agricultural workers dwelling, to enable the diversification and expansion of the farming business.</p> <p>The Planning Officer addressed the committee and provided an update which stated that a new Site Plan had been provided to indicate that location of the 2 static caravans and that the agent had agreed that both were to be removed within 4 weeks of any consent granted.</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 <u>APPROVED</u> 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 in the table below.
3. 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.
4. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, the Town and Country Planning (General Permitted Development) Order 2015 or in any statutory instrument revoking or re-enacting those Orders with or without modification, the livestock building hereby approved shall be used for agricultural livestock purposes only in connection with the agricultural holding in which the building is sited and for no other purpose.
5. The temporary agricultural worker dwelling shall not be erected or placed on the site

until the livestock building hereby approved, has been constructed and finished in accordance with the approved plans.

6. The siting of the temporary agricultural worker dwelling shall be limited to a period expiring 3 years from the date of this permission. At or before the expiration of this period the temporary agricultural worker dwelling hereby permitted shall be removed, and the land restored to its former condition.
7. The occupation of the temporary dwelling shall be limited to a person solely or mainly working, or last working, on the land (as blocked red on the attached plan reference KET/2019/0448/2) in agriculture as defined in Section 336(1) of the Town and Country Planning Act 1990.
8. Should the livestock building hereby permitted cease to be used for agricultural livestock purposes in relation to the agricultural use of the holding, the temporary agricultural worker dwelling shall be removed, and the land restored to its former condition.
9. The 2 no. static caravans currently placed on the site shall be permanently removed from the land within 4 weeks of the date of this permission.

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

(Voting:Unanimous)

The application was therefore
APPROVED

19.PC.28.4 KET/2019/0527

<u>Proposed Development</u>	<u>Decision</u>
<p>5.4 Full Application: Conversion of part of ground, first and second floor with loft to form 3 no. flats including replacement roof and installation of rooflights at 3 Meeting Lane, Kettering for Mrs K Lemon C/O Mr J Mc Dermott</p> <p>Application No: KET/2019/0527</p> <p><u>Speaker:</u></p> <p>Kerry Lemon attended the meeting and addressed the committee as the applicant for the proposed development and stated that the scheme had been adjusted to accommodate the concerns raised by objections and that there was no car parking associated with the site due to its proximity to the town centre.</p>	<p>Members received a report about a proposal for which full planning permission was being sought for 3 no. residential flats on the ground and first floors along with a loft conversion to provide habitable accommodation.</p> <p>There was confusion in the mind of members about the number of flats proposed and their relationship to each other, and the implications for bin storage.</p> <p>The Committee wanted to see and understand:</p> <ul style="list-style-type: none">• The total number of flats overall and what they were being asked to consider in this application;• How the proposed 3 flats physically relate to the other two flats and confirmation that the bin storage shown, ie whether it is large enough for 5 flats• An assessment on the implications about bins being moved from a bin store inside the building down an internal corridor and the issue of smell <p>Members asked whether there is cycle store provision</p> <p>Following debate it was proposed by Councillor Rowley and seconded by Councillor Adams that the application be deferred to allow for clarification.</p> <p>It was agreed that the application be DEFERRED to allow clarification on points raised by members in relation to the current proposals and the previously relied upon consents..</p>

(Members voted on the motion to DEFER the application)

(Voting:Unanimous)

The application was therefore
DEFERRED

19.PC.28.5 KET/2019/0529

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.5 Full Application: Change of use of a residential bungalow to a veterinary surgery. Demolition of detached garage to allow access to rear for parking at 89 Polwell Lane, Barton Seagrave, Mr S Flavell</p> <p><u>Speaker:</u></p> <p>Kevin Smith addressed the committee as a third party objector to the proposed development stating that the application would have a detrimental impact on the existing residential area and that the vehicle movements would be much higher than originally stated and would be overdevelopment if too much use.</p> <p>Councillor Russell Roberts attended the meeting and addressed the committee as the ward councillor for the proposed development stating that although the application was good in principle, the location of it would have had a detrimental impact on residents and to the road network surrounding it.</p> <p>Matthew Flavell attended the committee and addressed members as the agent for the application. Mr Flavell stated that the facility would be a small family run practise in an area that previously had been badly serviced by vets. It was also stated that the applicants were working closely with neighbouring properties and with objectors to minimise disruption.</p>	<p>Members received a report about a proposal seeking full planning permission for a change of use to veterinary surgery, the proposal was also to involve the demolition of the existing garage and turning part of the rear garden into a parking area.</p> <p>Members raised questions regarding the collection of both domestic and medical waste relative to opening times; the amount of traffic movements; as well as the noise impact of the business.</p> <p>The Officer referred to the recommended conditions whereby the public opening hours did not affect times for collection of domestic waste (from the roadside) The times for collection of specialised waste was possible up to 1 hour before opening times (in accordance with condition6). Other delivery or collection vehicles were subject to opening times.</p> <p>The layout of the proposed use (shown on a plan) fitted within the size of the existing building and it had been assessed in the report that provision of parking would be adequate.</p> <p>The recommendations of a noise management Plan had been considered by Environmental Protection and on that basis no objection had been raised about the use.</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 premises shall be used only for a Veterinary Surgery and for no other purpose whatsoever (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any statutory instrument revoking and re-enacting that Order with or without modification).
4. The premises shall not be open to the public before 08:00 hours or remain open after 19:00 hours on Mondays to Fridays, nor before 09:00 hours or after 12:00 hours on Saturdays, nor open at any time on Sundays or any recognised public holidays; except where in accordance with the approved Emergency Assessment Criteria.
5. The side access and rear parking area shall be locked outside the opening hours set out in condition 4 and shall not be used outside these hours.
6. No vehicles collecting specialised waste (excluding normal council waste / recycling collections) shall enter or leave the site, except between the hours of 07:00 and 08:30 hours Mondays to Fridays. There shall be no special waste collections on Saturdays, Sundays or recognised public holidays.
7. No vehicles making deliveries or collections to or from the site shall enter or leave the site, except between the opening hours set out in condition 4. There shall be no deliveries on Sundays or recognised public holidays.
8. Prior to the commencement of development a Demolition and 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 demolition and construction period and the approved measures shall be retained for the duration of the demolition and construction works.
9. During demolition and construction, works audible at the site boundary will not exceed the following times unless with the written permission of the Local Planning Authority or Environmental Health. 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.
10. 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.

11. The use hereby permitted shall be carried out in accordance with the approved Noise Assessment and Management Strategy VA2908.190813.NIA1.2 received on 16/08/19. The use shall not be carried out other than in accordance with the approved scheme.
12. Any security alarm installed and maintained at the premises shall be a silent alarm and shall not sound.
13. The use hereby permitted shall be carried out in accordance with the approved Car Park Management Strategy Appendix C of the Supplementary Technical Note 210333-02 received 11/09/19. The use shall not be carried out other than in accordance with the approved scheme.
14. The use hereby permitted shall not commence until the access has been constructed in accordance with the approved details. The access shall be maintained as such in perpetuity.
15. The use hereby permitted shall not commence until pedestrian visibility splays of at least 2.0m x 2.0m on each side of the vehicular access and vehicle visibility splays of 2.0m from the carriageway edge along the centre of the vehicular access by a distance of 43m measured from the centre of the vehicular access along the carriageway edge are provided. The splays should be kept free of all obstacles to visibility over 0.6m in height above access / footway level and shall be maintained in perpetuity.
16. Prior to first occupation or use of the development hereby permitted the vehicle parking spaces shall be constructed, surfaced and marked out in accordance with the approved details and shall thereafter be retained and kept available for such purposes.
17. Prior to first occupation or use of the development hereby permitted a scheme for hard and soft boundary treatments and for the protection of all existing hedges and hedgerows on site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include management responsibilities and maintenance schedules for all soft boundary treatments including hedges and hedgerows. The development shall not be carried out other than in accordance with the approved details.
18. Prior to first occupation or use of the development hereby permitted a scheme for external illumination on the site 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.
19. Prior to first occupation or use of the development hereby permitted a scheme for signage on the site 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.

20. Prior to first occupation or use of the development hereby permitted a scheme (to include camera angles) for any motion sensor video surveillance / CCTV to be installed on the site 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.

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

(Voting: For: 6; Against 2)

The application was therefore

APPROVED

19.PC.28.8 KET/2019/0579

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.8 Full Application: Two storey side with two storey and single storey rear extensions at 11 Hood Walk, Kettering for Mrs S Bond.</p> <p>Application No: KET/2019/0579</p> <p><u>Speaker:</u></p> <p>None.</p>	<p>Members received a report which sought planning permission for the erection of a two storey side and a single storey rear extension with a raised patio to the rear. It was noted that the existing garage was to be demolished.</p> <p>The Planning Officer addressed the committee and provided an update which stated it was recommended that a condition requiring details were provided to ensure that the levels shown on the approved plans are accurate and the amenity of neighbours was protected.</p> <p>Members were in agreement that the proposed development was satisfactory and in line with 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. 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. The window at first floor level on the east elevation shall be glazed with obscured glass and any portion of the window that is within 1.7m of the floor of the room

where the window is installed shall be non openable. The window shall thereafter be maintained in that form.

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 the east or west elevations or roof planes of the building.
6. 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 development shall not be occupied until the approved scheme has been fully implemented in accordance with the approved details.
7. No development shall take place until a plan prepared to a scale of not less than 1:500 showing details of existing and intended final ground and finished floor levels 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 details.

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

(Voting:Unanimous)

The application was therefore

APPROVED

NB Due to an error condition 7 which was added by Committee on officer recommendation did not appear on the issued decision notice. However, this was quickly picked up and pursuant to what would have been condition 7, the applicant has provided information that the LPA has been able to confirm is suitable to deal with the matter.

19.PC.28.9 KET/2019/0595

<u>Proposed Development</u>	<u>Decision</u>
<p>5.9 Full Application: First floor side extension at 120 Dunkirk Avenue for Mr & Mrs E Mills</p> <p>Application No: KET/2019/0595</p> <p><u>Speaker:</u></p> <p>Sofi Mills attended the meeting and addressed the committee as the applicant for the proposed developments stating that throughout the planning process they have attempted to address any concerns raised by objectors and that there would be no loss of light due to the south facing of the property.</p>	<p>Members received a report about a proposal for which full planning permission was being sought for a two-storey side extension to the side of the dwelling house to incorporate an en-suite bedroom and dressing room.</p> <p>Members were in agreement that the proposed development was satisfactory and saw no concern in agreeing in line with 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 be cream render with a soldier course in bricks which match in type, colour and texture those on the existing building, unless the materials 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.

3. The windows at first floor level on the southern elevation of the extension hereby approved shall be glazed with obscured glass and thereafter shall be permanently retained in that form.

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

(Voting: Unanimous)

The application was therefore

APPROVED

19.PC.28.2 KET/2019/0482

<u>Proposed Development</u>	<u>Decision</u>
<p>5.2 Full Application: Two storey side extension at 32 St Stephens Road, Kettering for Mr G Cross</p> <p>Application No: KET/2019/0482</p> <p><u>Speaker:</u></p> <p>None.</p>	<p>Members received a report about a proposal for which full planning permission was being sought the erection of a two storey side extension.</p> <p>Members were in agreement that the proposed development was satisfactory and saw no concern in agreeing in line with the officer's recommendation.</p> <p>It was agreed that the application be <u>APPROVED</u> 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. 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 southern side elevation or roof plane of the building facing 30 St Stephens Road.

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 the first floor northern side elevation or roof plane of the building facing 34 St Stephens Road.

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

(Voting: For: Unanimous)

The application was therefore

APPROVED

19.PC.28.6 KET/2019/0534

<u>Proposed Development</u>	<u>Decision</u>
<p>5.6 Full Application: 1 no. dwelling at Builders Yard, Church Lane, Burton Latimer for Ms C Hull</p> <p>Application No: KET/2019/0534</p> <p><u>Speaker:</u></p> <p>None.</p>	<p>Members received a report about a proposal for which full planning permission was being sought for a stone- faced dwelling with dormers and would involve removal of the site's 'Builders' Yard'. Access would be taken from Church Lane via an existing access.</p> <p>The Planning Officer addressed the Committee and provided an update in respect of an additional comment being recommended by officers to remove permitted development rights for buildings in the curtilage of the dwelling house in light of the site's sensitive location.</p> <p>It was agreed that the application be APPROVED subject to the following conditions:</p>

1. 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.

REASON: In the interest of securing an appropriate form of development in accordance with Policy 2 and 8 of the North Northamptonshire Joint Core Strategy

3. The development shall not be carried out other than in accordance with the recommendations and opportunities for biodiversity enhancement described at sections 6 and 7 of the 'Preliminary Ecological Appraisal' compiled by Reid Eco dated 29th June 2019 version A.
4. 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.
5. No development shall take place until a plan showing details of existing and intended final ground and finished floor levels 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 details.
6. Prior to site clearance a Demolition and Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall avoid HGV movements to the site and include arrangements associated with protection of the site's watercourse. The approved Plan shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the demolition and construction works.
7. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

This written scheme will include the following components, completion of each of which will trigger the phased discharging of the condition:

- (i) fieldwork in accordance with the agreed written scheme of investigation;
 - (ii) post-excavation assessment (to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority);
 - (iii) completion of post-excavation analysis, preparation of site archive ready for deposition at a store (Northamptonshire ARC) approved by the Planning Authority, completion of an archive report, and submission of a publication report to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority.
8. Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts A to D have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition D has been complied with in relation to that contamination.

A. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11(or any model procedures revoking and replacing those model procedures with or without modification)'.

B. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

D. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition A, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition B, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition C.

9. The development shall not proceed above slab level until a scheme of 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 scheme shall include the provision of a native hedgerow and trees along the site's boundary with the adjoining cemetery land. 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.
10. The development shall not proceed above slab level until a scheme for boundary treatment (along all boundaries) has been submitted to and approved in writing by the Local Planning Authority. The dwellings shall not be occupied until the approved scheme has been fully implemented in accordance with the approved details, which shall remain in place thereafter.
11. The development shall not progress above slab level until details of the types and colours of all external facing and roofing materials to be used and details of the hard-surfacing materials 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 form thereafter.
12. All external walls shall be constructed in natural stone and 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.
13. No works shall proceed above slab level until full details of all windows, doors (including their surrounds), porch, rooflights, chimney, verge detailing, and rainwater goods 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 form thereafter.
14. The rooflight shall be flush with the adjacent roof plane.

15. The area of root protection shown on approved drawing TCTC-17433-PL-01 in association with tree labelled T10 shall be clearly demarked on site during the construction period and tree protection measures put in place to ensure its protection.
16. The access arrangements shown on approved drawing KET/2019/0534/7 shall be put in place and made available for use prior to first occupation and shall remain in that form thereafter.
17. All dwellings shall be constructed to achieve a maximum water use of no more than 105 litres per person per day in accordance with the optional standards 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).
18. The new dwelling shall be constructed to meet M4(2) Accessible and Adaptable Dwellings of schedule 1 part M of the Building Regulations 2010 (as amended) unless otherwise approved in writing by the local planning authority.
19. 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 E of Part 1 of Schedule 2 of the Order shall be constructed on the application site.

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

(Voting For; 7, Abstain; 1)

The application was therefore

APPROVED

19.PC.28.7 KET/2019/0571

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.7 Outline Application: Outline planning application with all matters reserved for the demolition of the existing factory and replacement with 1 no. two bedroom bungalow at 126 Regent Street, Kettering for Mrs K Steward</p> <p>Application No: KET/2019/0571</p> <p><u>Speaker:</u></p> <p>None.</p>	<p>Members received a report which sought outline planning permission for a residential scheme for 1no. two bedroom bungalow with all matters reserved.</p> <p>The Planning Officer addressed the committee and provided an update in relation to the amendment of a condition within the officers recommendation</p> <p>Members were in agreement that the proposed development was satisfactory and in line with the officers recommendation.</p> <p>It was agreed that the application be APPROVED subject to the following conditions:</p>

1. Approval of the details of the access, appearance, landscaping, layout and scale (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.
2. Plans and particulars of the reserved matters referred to in condition 1 above, relating to the appearance, layout and scale of any buildings to be erected, the means of access to the site and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.
3. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this planning permission.
4. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
5. The maximum number of bedrooms within the approved site shall not exceed 2.
6. The dwelling house hereby approved shall be a maximum of 1 storey in height with no rooms in the roof space,
7. 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, 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.

8. 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 development shall not be occupied until the approved scheme has been fully implemented in accordance with the approved details. The approved boundary treatment shall be retained as such thereafter.
9. No development above slab level shall commence until details of a positive means of drainage to ensure that surface water from the vehicular access, or private land, does not discharge onto the highway shall be submitted to and be approved in writing by the Local Planning Authority. Such details as may be approved shall thereafter be installed and operational prior to first use and thereafter be maintained.
10. No development above slab level shall take place on site until a scheme demonstrating how the development will incorporate measures to limit water use to no more than 105 litres/person/day and external water use of no more than 5 litres/person/day. The development shall thereafter be carried out in accordance with these approved details.
11. No demolition, construction, deliveries of plant and materials for construction shall occur outside of the following times. 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.
12. 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.
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 Class A,B,C,D,E of Part 1 of Schedule 2 of the Order shall be erected on the application site.

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

(Voting:Unanimous)

The application was therefore

APPROVED

(The meeting started at 6.30 pm and ended at 8.40 pm)

Signed.....

Chair