

Full Planning Committee - 31 October 2019

Agenda Update

5.1 **KET/2018/0950**

Rothwell North, Rothwell

Page 4: 7th paragraph should read 45 affordable dwellings which equates to 20% affordable housing, in accordance with the S106 agreement.

Page 15: 2nd paragraph on both occasions should read 227 dwellings.

Anglian Water: - additional response dated 24/1019

Wastewater Treatment - Foul drainage from this development is in the catchment of Broadholme Water Recycling Centre which currently does not have the capacity to treat flows from the development site. Anglian Water are obligated to accept the foul flows from the development with the benefit of planning consent and would therefore take the necessary steps to ensure that there is sufficient treatment capacity should the Planning Authority grant planning permission.

Other comments from Anglian Water remain as per the Committee Report.

One further objection has been received, however no new issues are raised.

Additional Conditions

- Prior to the first occupation of any dwelling on site full details of lockable proposed pedestrian gates for each and every dwelling shall be submitted to and approved in writing by the Local Planning Authority. The approved gate for each dwelling shall be provided in the approved location prior to first occupation of said dwelling.

REASON: In the interests of the amenity and prevention of crime in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

- Any roads not being proposed for adoption as public highway, shall accord with the following: -
 - i) prior to commencement of development any vehicular access to the site from the public highway shall be implemented as standard vehicle cross-overs
 - ii) prior to the commencement of development details of any site management company and a scheme of management and maintenance methodology of the streets within the development, to operate in perpetuity, will be submitted to the planning authority and agreed in writing; all the roads shall be maintained and managed thereafter in complete accordance with approved scheme and;
 - iii) prior to first occupation of any dwelling any roads will be laid out and constructed to adoptable standards.

REASON: In the interests of Highway Safety in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

All boundary treatment shall be in accordance with Proposed Site Plan Drawing No. 1007-001 Rev O and the Enclosure Details shown on page 68 of the Rothwell North Design Code October 2018 (ref P.0736_33-1M) or in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the first dwelling on site. The boundary treatment for each and every dwelling shall be provided in accordance with the approved details prior to the first occupation of said dwelling.

REASON: In the interests of residential amenity and character and appearance of the development the in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

5.2 **KET/2018/0960**

Rothwell North, Rothwell

Page 34. Section 7.2, 2nd paragraph should read ...Condition28 of KET/2007/0461.

Page 35. Section 7.3 Highways and Access 1st paragraph should read 'the submitted plan RN-UC-001 Rev J and RN-UC-005 Rev B.

5.3 **KET/2018/0961**

Land North of Rothwell between A6 and B576, Rothwell

Condition 2 - the details of the last plan should read Rothwell North Spine Road Landscape Proposals Drawing No. 15925 Rev C Sheet 3 of 3

5.4 **KET/2019/0651**

17 Leys Avenue, Desborough

Roof lights in the southeast roof plane of the first floor extension: These have been included to provide additional light to the attic bedroom. The hipped roof slopes away from the neighbouring property at no.19 Leys Avenue and given the juxtaposition of the roof lights to this property's rear garden along with the separation distance of over 10 metres, the addition of the roof lights are not considered to cause overlooking to a significant or harmful level.

5.5 **KET/2019/0657**

42 Northampton Road, Kettering

No update.