

**BOROUGH OF KETTERING**

**PLANNING COMMITTEE**

**Meeting held: 31<sup>st</sup> October 2019**

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

**19.PC.29 APOLOGIES**

Apologies for absence were received for from Councillors Shirley Stanton and Cliff Moreton

**19.PC.30 DECLARATIONS OF INTEREST**

None.

**19.PC.31 ANY ITEMS OF BUSINESS THE CHAIR CONSIDERS TO BE URGENT**

None.

**19.PC.32 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.32.1 KET/2019/0651

<u>Proposed Development</u>	<u>Decision</u>
<p>4.4 s.73A Retrospective Application: KET/2018/0829 - Amended scheme: First floor rear extension with attic room at 17 Leys Avenue, Desborough for Mr D Burley</p> <p>Application No: KET/2019/0651</p> <p><u>Speaker:</u></p> <p>Darren Burley addressed the committee as the applicant for the proposed development stating that the application had previously been altered following comments made by neighbours in surrounding properties</p>	<p>Members received a report about a proposal for which consent was being sought for a first floor rear extension above an existing rear single storey extension which was approved under KET/1977/0681.</p> <p>Members heard that this was a revised scheme to KET/2018/0829, that had been submitted following on from an enforcement complaint, as the scheme was not built out in accordance with the approved plans. The changes to the original scheme are material considerations and therefore required a new application to be made.</p> <p>The Planning Officer addressed the committee and provided an update which stated that roof lights in the southeast roof plane of the first floor extension had 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 were not considered to cause overlooking to a significant or harmful level.</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 <b>APPROVED</b> 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. development hereby permitted shall not be carried out other than in accordance with the amended approved plans and details listed in the table below.
3. The window hereby approved on the first floor northwest side elevation of the extension, 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: For Unanimous)*

*The application was therefore*  
**APPROVED**

<u>Proposed Development</u>	<u>Decision</u>
<p>*4.5 s.73A Retrospective Application: Two and single storey rear extensions and a front dormer window at 42 Northampton road for Mr D Howes</p> <p>Application No: KET/2019/0657</p> <p><u>Speaker:</u></p> <p>David Howes attended the meeting and addressed the committee as the applicant for the proposed development stating that the retrospective application had come about following a change in circumstances after consultation with architects considered that the current design was best for the future occupants of the room.</p>	<p>Members received a report about a proposal for which full planning permission was sought for a two and single storey rear extension and a front dormer and would include the provision of two bedrooms in the roof.</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 <b><u>APPROVED</u></b> subject to the following conditions:</p>

1. The development hereby permitted shall not be carried out other than in accordance with the approved plans detailed below.
2. The walls and rooves of the extensions, hereby permitted, shall match, in type, colour and texture, those on the existing dwelling.
3. The window and rooflights in the upper floor side elevations of the rear two storey extension hereby permitted shall be non-opening and glazed with obscured glass and thereafter shall be permanently retained in that form.
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 upper floor side elevations or roof plane of the rear two storey extension hereby permitted.

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

*(Voting: FOR: Unanimous)*

*The application was therefore*  
**APPROVED**

**19.PC.32.3      KET/2018/0950**

<u>Proposed Development</u>	<u>Decision</u>
<p>4.1 Approval of Reserved Matters (EIA): Appearance, landscaping, layout and scale in relation to Phase 1 of KET/2007/0461 for 227 dwellings, public open space, and associated infrastructure at Rothwell North, Rothwell for Ms L Walden, Persimmon Homes</p> <p>Application No: KET/2018/0950</p> <p><u>Speakers:</u></p> <p>Mr R Hill attended the meeting and addressed the committee raising concerns regarding the detrimental impact the proposed development would have on the surrounding air quality and the enhanced pollution and congestion that would occur in direct contravention to relevant planning policy framework or regulations.</p> <p>Cllr Cedwien Brown addressed the committee on behalf of Rothwell Town Council and raised concerns regarding the negative impacts with increase in congestion associated with the traffic light controlled access to the development and also the lack of designated playground amenity area for children and young families.</p> <p>Cllr Burnham addressed the committee on behalf of Desborough Town Council stating that although the town council did not object to the proposed development, interventions needed to be made to ensure that the construction of the development is done in a safe manner and in a way to minimise disruption to the local traffic network.</p> <p>Paul Stones attended the meeting and addressed the committee on behalf of the applicant stating that work has been undertaken to ensure there was an</p>	<p>Members received a report about a proposal for which consent was being sought to consider the appearance, landscaping, layout and scale of Phase 1 of KET/2007/0461 for 227 dwellings and associated infrastructure, including estate roads and public open space.</p> <p>Members were informed that access to the site from the A6 and the B576 was determined at the outline stage.</p> <p>The Planning Officer addressed the committee and provided an update which stated that there had been changes to the officers report to reflect that there was 45 affordable dwellings which equates to 20% affordable housing, in accordance with the S106 agreement.</p> <p>Members sought clarification regarding the bin storage throughout the development and regarding the availability of play equipment for residents within the development</p> <p>Members heard that there was provisions for informal play within the green spaces surrounding the site and that conversations can be had with the developer regarding formal play areas.</p> <p>Concerns were also raised by members with regards to comments made by the fire officers in relation to access to roads and dwellings in case of an emergency.</p> <p>It was reported to members that the width of roads, turning circles and access to the furthest dwellings within the proposed development was all covered by building regulations.</p>

acceptable layout which was confirmed by the officers recommendation and that there was continued dialogue with all local and statutory stakeholders to ensure concerns are addressed.

Following debate It was agreed that the application be **APPROVED** subject to the following conditions:

1. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details listed below.

Site Location Plan: Drawing No. 1007-4A: Received 05.12.18

Proposed Site Plan: Drawing No. 1007-001Rev O: Received 09.10.19

Bin Collection Point Plan: Drawing No. 1007- 017: Received 31.10.19

Phase 1 Landscape Proposals 1 of 3: Drawing No. 15865-I: Received 09.10.19

Phase 1 Landscape Proposals 2 of 3: Drawing No. 15865-I: Received 09.10.19

Phase 1 Landscape Proposals 3 of 3: Drawing No. 15865-I: Received 09.10.19

Key Pedestrian and Cycle routes: Drawing No. 1007-014 Rev B: Received 28.06.19

Detailed Public Open Space Landscape Proposals - 1 of 2: Drawing No. P18-2707-01 Rev C Sheet 1 of 2: Received 28.06.19

Detailed Public Open Space Landscape Proposals - 2 of 2: Drawing No. P18-2707-01 Rev C Sheet 2 of 2: Received 28.06.19

Internal Water Consumption Summary Report: Received 05.12.18

Secured by Design Assessment Statement Rev B (dated 27 November 2018) section titled 'Secured by Design Part 2 Compliance' Received 05.12.18

Elevations & Floor Plans - Single Garage: Drawing No. RN-HT-GAR-001 Rev A: Received 28.06.19

Elevations & Floor Plans - Double Garage: Drawing No. RN-HT-GAR-002 Rev A: Received 28.06.19

Elevations & Floor Plans - Twin Garage: Drawing No. RN-HT-GAR-003 Rev A: Received 28.06.19

Elevations & Floor Plans - Large Single Garage: Drawing No. RN-HT-GAR-004 Rev A: Received 28.06.19

Elevations & Floor Plans - Large Twin Garage: Drawing No. RN-HT-GAR-005 Rev A: Received 28.06.19

Elevations & Floor Plans - Large Twin Garage: Drawing No. RN-HT-GAR-006: Received 28.06.19

CHARACTER AREA ONE (All Plans Received 28.06.19)

Elevations & Floor Plans - Alnwick: Drawing No. RN-HT-CA1-001 Rev B

Elevations & Floor Plans - Saunton: Drawing No. RN-HT-CA1-004 Rev B

Elevations & Floor Plans - Dorney: Drawing No. RN-HT-CA1-005 Rev B

Elevations & Floor Plans - Wolvesey: Drawing No. RN-HT-CA1-006 Rev B

Elevations - Blakesley + Blakesley Corner: Drawing No. RN-HT-CA1-007 Rev B

Floor Plans - Blakesley + Blakesley Corner: Drawing No. RN-HT-CA1-008 Rev A

Floor Plans & Elevations - Blakesley Corner: Drawing No. RN-HT-CA1-009 Rev B

Floor Plans & Elevations - Blakesley Corner (stone): Drawing No. RN-HT-CA1-010 Rev B

Elevations & Floor Plans - 4b7p - AFF: Drawing No. RN-HT-CA1-011 Rev B

Elevations & Floor Plans - Blakesley: Drawing No. RN-HT-CA1-012 Rev A

Elevations & Floor Plans - Dorney: Drawing No. RN-HT-CA1-013 (Stone) Rev B

CHARACTER AREA THREE (All Plans Received 07.10.19)

Elevations & Floor Plans - Alnwick: Drawing No. RN-HT-CA3-001 Rev B  
Elevations & Floor Plans - Hanbury: Drawing No. RN-HT-CA3-003 Rev B  
Elevations & Floor Plans - Pennington (Bay): Drawing No. RN-HT-CA3-007 Rev B  
Elevations & Floor Plans - Saunton: Drawing No. RN-HT-CA3-010 Rev B  
Elevations & Floor Plans - Blagdon: Drawing No. RN-HT-CA3-011 Rev B  
Elevations & Floor Plans - Dorney (Part Render): Drawing No. RN-HT-CA3-012 Rev B  
Elevations & Floor Plans - Dorney: Drawing No. RN-HT-CA3-013 Rev B  
Elevations & Floor Plans - Blakesley+: Drawing No. RN-HT-CA3-014 Rev B  
Elevations & Floor Plans - Blakesley Corner (Stone): Drawing No. RN-HT-CA3-015 Rev B  
Elevations & Floor Plans - 1 Bed House - AFF: Drawing No. RN-HT-CA3-016 Rev B  
Elevations & Floor Plans - 1BF - AFF: Drawing No. RN-HT-CA3-017 Rev B  
Elevations & Floor Plans - 2 Bed Bungalow - AFF: Drawing No. RN-HT-CA3-018 Rev A  
Elevations & Floor Plans - 2b4p Detached - AFF: Drawing No. RN-HT-CA3-019 Rev B  
Elevations & Floor Plans - 2b4p - AFF: Drawing No. RN-HT-CA3-020 Rev B  
Elevations & Floor Plans - 2b4p Corner - AFF: Drawing No. RN-HT-CA3-021 Rev B  
Elevations & Floor Plans - 3b5p - AFF: Drawing No. RN-HT-CA3-022 Rev B  
Elevations & Floor Plans - 3b6p - AFF: Drawing No. RN-HT-CA3-023 Rev B  
Elevations & Floor Plans - 3 Bed Bungalow - AFF: Drawing No. RN-HT-CA3-024 Rev A  
Elevations & Floor Plans - 4b6p - AFF: Drawing No. RN-HT-CA3-025 Rev B  
Elevations & Floor Plans Alnwick+: - Drawing No. RN-HT-CA3-026 Rev A  
Elevations & Floor Plans - Blakesley Corner (Render): Drawing No. RN-HT-CA3-028 Rev A  
Elevations & Floor Plans - Hanbury: Drawing No. RN-HT-CA3-029  
Elevations & Floor Plans - Thirlmere: Drawing No. RN-HT-CA3-030 Rev A  
Elevations & Floor Plans - Fonthill (Part Render): Drawing No. RN-HT-CA3-031  
Elevations & Floor Plans - Fonthill: Drawing No. RN-HT-CA3-032  
Elevations & Floor Plans - 3B5P - AFF (Part Render): Drawing No. RN-HT-CA3-033  
Elevations & Floor Plans - 3B5P - AFF (Part Render): RN-HT-CA3-034

#### CHARACTER AREA FOUR (Received 17.09.19)

Elevations & Floor Plans- Alnwick: Drawing No. RN-HT-CA4-001 Rev A  
Elevations & Floor Plans - Hunbury: Drawing No. RN-HT-CA4-002 Rev A  
Elevations & Floor Plans - Hatherton (Render): Drawing No. RN-HT-CA4-003 Rev A  
Elevations & Floor Plans - Hatherton: Drawing No. RN-HT-CA4-004 Rev B  
Elevations & Floor Plans - Pennington Corner Bay (Render): Drawing No. RN-HT-CA4-006 Rev B  
Elevations & Floor Plans - Pennington Corner Bay (Stone): Drawing No. RN-HT-CA4-008 Rev A  
Elevations & Floor Plans - Blagdon (Stone): Drawing No. RN-HT-CA4-009 Rev A  
Elevations & Floor Plans - Witton : Drawing No. RN-HT-CA4-010 Rev B  
Elevations & Floor Plans - Witton (Stone): Drawing No. RN-HT-CA4-011 Rev A  
Elevations & Floor Plans - Rudyard : Drawing No. RN-HT-CA4-012 Rev B  
Elevations & Floor Plans - Hadleigh: Drawing No. RN-HT-CA4-013 Rev B  
Elevations & Floor Plans - Hadleigh (Stone): Drawing No. RN-HT-CA4-014 Rev A  
Elevations & Floor Plans - 1BF- AFF (Render): Drawing No. RN-HT-CA4-015 Rev B  
Elevations & Floor Plans - Blakesley Corner (Render): Drawing No. RN-HT-CA4-017 Rev A  
REASON: In the interest of securing an appropriate form of development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

2. Prior to the commencement of work on the Public Open Space detailed proposals for contouring, planting schedules and surfacing/ finish of the areas of public open space shall be submitted to and approved by the Local Planning Authority. The Public Open Space shall be provided in accordance with the approved details prior to the first occupation of 57

dwellings.

3. Prior to the first occupation of any dwelling on site full details of the 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 in location prior to first occupation of said dwelling.

4. 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.

5. Prior to first occupation, the rooflights to plots 40 and 41 shall be completed with obscure glazing and thereafter permanently maintained as such with any replacement or repair.

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 alterations permitted by Schedule 2, Part 1 Classes A to G, to the approved details for the principal elevations of the dwellings facing the public realm of the character areas shall be made.

7. 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.

8. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, unless these works are carried out earlier; and any 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.

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

*(Voting: For: Unanimous)*

*The application was therefore*  
**APPROVED**



**19.PC.32.4      KET/2018/0961**

<u>Proposed Development</u>	<u>Decision</u>
<p>*4.3 Approval of Reserved Matters (EIA): Reserved Matters in connection with the strategic link road between the A6 and B576 at Land North of Rothwell between A6 and B576, Rothwell for Ms L Walden, Persimmon Homes</p> <p>Application No: KET/2018/0961</p> <p><u>Speaker:</u></p> <p>Sarah Shower addressed the committee as a third party objector to the proposed development stating that the proposed development would pose a danger to pedestrians in the area and would cause unnecessary congestion for residents.</p> <p>Councillor Cedwien Brown 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>Mr Paul Stones for the applicant spoke to confirm that both access points had been approved under the outline consent and they had been working with the Highways and Council on the proposals</p>	<p>Members received a report seeking consent for the the Strategic Link Road (SLR) between the A6 and B576. It was noted that the A6 roundabout and the changes to the B576 were considered at the outline stage, so were not part of this application.</p> <p>Members heard that the Strategic Link Road was the main vehicular route through the site and connected Desborough Road with the A6. The SLR runs east-west through the site, from the B576 and the proposed A6 roundabout. The SLR was 7.3m wide, with a 2.4m verge and 3m wide Combined Foot and Cycleway to its northern side and a 2.4m wide verge and 2m wide footpath on the southern side.</p> <p>The Planning Officer addressed the committee and provided an update which clarified wording in relation to a condition on the Rothwell North Spine Road Landscape Proposal Drawings.</p> <p>Members raised concerns regarding the landscaping and grass verges stating that these could be susceptible to people parking on them instead of parking within the development causing damage to the verges. Members urged officers to establish deterrents along the link road to deter residents from parking on the grass verges.</p> <p>In accordance with Committee's resolution, the Officers advised that the parties will work with the Highway Authority to address this, and a suitable condition be added.</p> <p>It was agreed that the application be <b>APPROVED</b> subject to the following conditions:</p>

1. The development hereby permitted shall not be carried out other than in accordance with the amended plan 'General Arrangement and S.38 Coloured Plan, Drawing number 873-02-01 revision 7 dated 08.05.19 and Landscaping Plans namely Rothwell North Spine Road Landscape Proposals Drawing No 15925 Rev C Sheet 1 of 3, Rothwell North

Spine Road Landscape Proposals Drawing No 15925 Rev C Sheet 2 of 3, and Rothwell North Spine Road Landscape Proposals Drawing No 15925 Rev C Sheet 3 of 3.

2. Prior to the laying out of the highway 'Verge and Soft Margins' to the Strategic Link Road as shown on Drawing 'General Arrangement and S38 Coloured Plan' Drawing No. 873-02-01 Rev 7, or the road being publicly open to motorised traffic (whichever comes first) there shall be submitted to and approved in writing by the Local Planning Authority a scheme detailing parking bays and/or measures along the Strategic Link Road to deter/prevent parking on the 'Verges and Soft Margins'. The scheme shall include a timetable for the implementation of the parking bays and/or measures to deter/prevent parking on the 'Verge and Soft Margins'. The development shall not be carried out other than in accordance with the approved scheme.

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

*(Voting: For: Unanimous )*

*The application was therefore*

**APPROVED**

**19.PC.32.5      KET/2019/0960**

<u>Proposed Development</u>	<u>Decision</u>
<p>*4.2 Approval of Reserved Matters (EIA): Utility compound and associated infrastructure in relation to KET/2007/0461 at Rothwell North, Rothwell for Ms L Walden, Persimmon Homes</p> <p>Application No: KET/2019/0960</p> <p><u>Speaker:</u></p> <p>Cllr Jim Hakewill attended the meeting and addressed the committee as a third party objector to the proposed development stating that there was unresolved material planning objections that needed to be addressed before permission was granted and that the development could be detrimental to the local secondary school, that not jeopardising an alternative (future) access for the existing school was an issue</p> <p>Cllr Cedwien Brown attended the committee and addressed the</p>	<p>Members received a Reserved Matters application for the provision of a Utility Compound.</p> <p>The Planning Officer addressed the committee and provided an update which clarified a number of plans within the officer's report</p> <p>Members were in agreement that the proposed development was satisfactory and in line with the officer's recommendation.</p>

<p>committee as a representative of Rothwell Town Council stating that there needed to be adequate wheel washing facilities and regular cleaning of the surrounding roads due to the additional construction traffic.</p> <p>Paul Stones attended the meeting and address the committee on behalf of the applicant stating that the design of the development was in line with the master plan that had already been approved. He clarified that this application was for a water pumping station and was not a construction compound</p>	<p>It was agreed that the application be <b>APPROVED</b> subject to the following conditions:</p>
---	---

1. The development hereby permitted shall not be carried out other than in accordance with the amended drawings i) Utility Compound Layout Drawing Number RN-UC-001 rev J; ii) Utility Compound Location Plan Drawing Numer RN-UC-003 rev B; iii) Utility Compound Elevations Drawing Number RN-UC-004 rev C; iv) Utility Compound Block Plan Drawing Number RN-UC-005 rev B; and v) Preferred Arrangement Details Drawing Number SEW-10480-BROASC-2A-PLG-0002 Rev 2.
2. No development above slab level shall take place on site until a scheme for boundary treatment, including the buffer shown on Drawing Utility Compound Elevations RN-UC-004 rev C and Utility Compound Layout Drawing Number RN-UC-001 rev J has been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the approved scheme has been fully implemented in accordance with the approved details.

*(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 7.55 pm)*

*Signed.....*

*Chair*