

BOROUGH OF KETTERING

PLANNING COMMITTEE

Meeting held: 17th December 2019

Present: Councillor Shirley Stanton (Chair)
Councillors Linda Adams, Ash Davies, Clark Mitchell, Cliff Moreton, Jan O'Hara, Mark Rowley, Greg Titcombe, Lesley Thurland

19.PC.42 **APOLOGIES**

None

19.PC.43 **DECLARATIONS OF INTEREST**

Councillor Cliff Moreton declared an interest on item 5.4 as a ward councillor for the proposed development.

Councillor Linda Adams also declared an item on 5.4.

19.PC.44 **ANY ITEMS OF BUSINESS THE CHAIR CONSIDERS TO BE URGENT**

None.

19.PC.45 **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:-.

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.4 s.73A Retrospective Application: Erection of 1 no. A1/ A2 retail unit and 7 no. apartments at Prince of Wales (land adj), Jobs Yard, Kettering for Mr M Fielding Michigan Construction Ltd</p> <p>Application No: KET/2019/0203</p> <p><u>Speaker:</u></p> <p>Marcus Fielding attended the meeting and addressed the committee as the applicant for the proposed development stating that the developers were a local business wanting to give a positive contribution to Kettering Town Centre and that the developers are happy with the officers report and subsequent recommendation.</p>	<p>Members received a report about a proposal for which consent was being sought for 7 apartments and 1 A1/A2 ground floor unit within a three-storey building. It was heard that there was no landscaping or parking proposed with the development site.</p> <p>Members of the committee heard that the scheme mirrors that of the approval through KET/2015/0580. This application was approved on the 3rd December 2015 with a condition requiring development to commence within 3 years. The applicant submitted a package of information on the 16th November 2018 seeking the discharge all conditions for the site. Given the limited time to resolve all conditions it was not possible to discharge the conditions by the expiration date of the permission, to enable the developer to lawfully commence development. The application to discharge conditions was therefore refused on 5th December 2018 and therefore the permission lapsed.</p> <p>Members raised concerns regarding the lack of parking associated with the site as well as the objections raised by the Highways Authority, Police & Crime Design Advisor and Northants Fire & Rescue.</p> <p>Officers clarified to members that previous planning permission had been granted for the same application and that due to building regulations all concerns raised by the Fire & Rescue service would have to be complied with.</p> <p>Clarification as also sought by members in relation to the Living space standards compliance of the residential flats.</p> <p>It was agreed that the application be APPROVED subject to the following conditions:</p>

1. Within two months of the date of this decision full details of the types and colours of all external facing, roofing and facing materials to be used, together with samples, 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.
2. Within one month of the date of this decision a plan prepared to a scale of not less than 1:500 showing details of existing and proposed ground and finished floor levels 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.
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. No development above first floor 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.
5. Prior to the first occupation of the development hereby permitted full details of cycle parking facilities including their location, design, materials and dimensions shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking shall provide space for a minimum of 8 cycles. The cycle stores shall be provided in accordance with the approved details prior to the first occupation of the development and shall be permanently retained in that form for the purposes of storing cycles only.
6. Prior to the installation of any external plant and/or ventilation equipment details thereof along with proposed noise mitigation measures shall be submitted to and approved in writing by the Local Planning Authority. Thereafter any approved scheme shall be implemented in full.
7. The ground floor retail unit hereby permitted shall not be open to the public outside of the hours 08.00 to 19.00 Mondays to Saturdays or 09.00 to 18.00 on Sundays and Bank Holidays.
8. No deliveries to or collections from the retail unit hereby approved shall take place outside the hours of 07.00 to 19.00 Monday to Saturday and not at all on Sundays and Bank Holidays.
9. No construction activities on the site and no construction deliveries shall enter or leave the site except between the hours of 08.00 to 18.00 Mondays to Fridays and between the hours of 08.30 and 13.30 hours on Saturdays. There shall be no construction or construction deliveries on Sundays or Bank Holidays.

10. Notwithstanding any of the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) the ground floor retail unit hereby approved shall be only for purposes falling within either Class A1 Shops or A2 Professional Services of the Town and Country Planning (Use Classes) Order 1987 (as amended) and for no other purpose.
11. Prior to the first occupation of the development a report demonstrating that the noise levels outlined in BS8223:2014 with regard to the residential units has been met along with any measures necessary to ensure that the levels are thereafter met in perpetuity shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter retain all of the identified measures for the lifetime of the development.
12. Prior to the first occupation of the development hereby approved, refuse storage and collection facilities shall be made available for use. The refuse storage area shall be in a separate room not connected to any habitable area. These facilities shall be retained at all times thereafter, unless otherwise agreed in writing with the Local Planning Authority.
13. Prior to the commencement of the A1(retail)/A2 (professional services) use hereby approved a scheme for the storage and collection of commercial waste shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented in accordance with the approved details and retained at all times thereafter.

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

(Voting: For: 5 Against: 3)

The application was therefore
APPROVED

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.3 Full Application: 9 no. dwellings with associated parking and landscaping. Construction of footpath along Furnace Lane at Malham Drive (land off), Kettering for Seagrave Developments.</p> <p>Application No: KET/2019/0309</p> <p><u>Speaker:</u></p> <p>Richard Coulson attended the meeting and addressed the committee as the agent for the applicant for the proposed development stating there had been positive pre-application dialogue with all stakeholders and that there was no highway safety objection associated with the application</p>	<p>Members received a report about a proposal for which planning permission was being sought for the proposed development which is comprised of 9no. dwellings.</p> <p>Members raised concerns regarding the nature of the private road before clarification was presented by officers who stated that the management of the road would be conditioned and would be the responsibility of the developer.</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. The development hereby permitted shall not be occupied until visibility splays has been constructed in accordance with the approved plans and that area shall thereafter be reserved for the visibility.
4. 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.
5. 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.
6. Prior to the commencement of development a scheme for achieving the noise levels outlined in BS8233:2014 with regards to the residential units shall be submitted and

approved in writing by the Local Planning Authority. Once approved the scheme shall be implemented before first occupation of the residential units and therefore maintained in the approved state at all times. No alterations shall be made to the approved structure including roof, doors, windows and external facades, layout of the units or noise barriers.

7. The window at first floor level on the southern elevation of plot 3 and plots 4/5 shall be glazed with obscured glass and thereafter shall be permanently retained in that form.
8. Except for 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 there shall be no demolition or construction works at the site, this includes deliveries to and from the site the site and any work undertaken by contractors and sub contractors.
9. Prior to the commencement of development a 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 construction period and the approved measures shall be retained for the duration of the construction.
10. Each dwelling hereby approved shall be built incorporating measures to limit use of potable water to no more than 105 litres per person per day and external potable water use of no more than 5 litres per person per day.
11. All ecological measures and/or works shall be carried out in full and in complete accordance with the details contained in section 6.5 (Amphibians and Reptiles) of the submitted Ecological Survey of Malham Drive, Kettering, Northamptonshire by Philip Irving and dated August 2019, as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.
12. All arboricultural measures and/or works shall be carried out in complete accordance with the details contained in section 6.0 (Tree Protection) of the submitted Tree Survey of Malham Drive, Kettering, Northamptonshire by Robert Yates and dated August 2019.
13. No development shall commence on site until details of the management, maintenance and ownership arrangements for the access road and any non-private domestic areas together with a plan showing the extent of these areas have been submitted to and approved in writing by the local planning authority. The proposal shall be carried out in accordance with the approved details.
14. During the construction of the development hereby permitted all trees being retained shall be protected in accordance with British Standard 5837:2012 "Recommendations for Tree Work".

(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>*5.4 Full Application: Development of over 55s accommodation comprised of 29 no. apartments, access, parking, communal facilities and associated works at Hawthorn Avenue (land off), Mawsley for Clayson Country Homes Ltd.</p> <p>Application No: KET/2019/0353</p> <p><u>Speaker:</u></p> <p>Councillor Jim Hakewill attended the meeting and addressed the committee as ward councillor for the proposed development stating that although there had been divided opinion within the village for the development the land represented the last un development plot of land and recommended the application be deferred to allow more details and information to be provided by the developer.</p> <p>Andy Lord attended the meeting and addressed the committee as the applicant for the proposed development stating that the application had been 2 years in the making and had been through a number of public consultation events and recommended that the application be deferred to allow a viability assessment to be consulted and examined.</p>	<p>Members received a report about a proposal for which planning permission was being sought for 29 apartments, consisting of 17 one-bed and 12 two-bed units to be used for over 55's accommodation together with 30 car parking spaces, communal facilities and associated works.</p> <p>It was heard that the apartments consisted of a building with a continuous frontage facing the gently curving School Road and Hawthorn Avenue broken up into sections with varying heights ranging from low two-storey to high three storey in stone and brick. The main access was proposed to be taken off The Green.</p> <p>Members agreed that that the land in which the proposed development would be built on was marked for community land and that the current application would not be the best use. Concerns were also raised regarding the lack of affordable housing and highway safety associated with the access point.</p> <p>Members were in agreement with the officers recommendation that the application be refused.</p> <p>It was agreed that the application be REFUSED for the following reasons:</p>

1. The application has failed to make affordable housing provision either on-site or toward off-site delivery or otherwise has failed to demonstrate that by providing affordable housing this would render the proposal unviable. Thereby the proposal provides a poor mix of dwelling type and tenure and therefore is harmful to the objectives of creating mixed and balanced communities. The proposed dwelling type is not exempt from providing affordable housing. The application therefore is contrary to Policy 30 (d & e) of the North Northamptonshire Joint Core Strategy and is inconsistent with paragraphs 61-64 of the NPPF.
2. The proposal has failed to provide a mechanism for improved facilities at 'The Centre at Mawsley' (TCAM). A contribution toward TCAM improvements would include

provision of a food offer commensurate with the offers associated with a public house which would off-set the loss of the proposal site for that purpose. The lack of such a provision would harm the sustainability of the village by not having a public house use with a significant food offer available (or otherwise have the application site available for that use). The application is therefore in conflict with policy 7 (a & c) of the North Northamptonshire Joint Core Strategy and is inconsistent with paragraph 92 of the NPPF.

3. By virtue of the failure of the submission to show that safe and suitable access arrangements can be achieved (including vehicle visibility) and the relationship of the access to the surrounding road network the proposal has failed to demonstrate that the development would not have an unacceptable impact on highway safety. The application is therefore in conflict with Policy 8 (b) of the North Northamptonshire Joint Core Strategy and is inconsistent with paragraph 108-109 of the NPPF.
4. Policy 10 of the North Northamptonshire Joint Core Strategy (JCS) is concerned with infrastructure and developer contributions and states that 'Developers will either make direct provision or will contribute towards the provision of infrastructure required by the development'. In the absence of a signed legal undertaking the local planning authority cannot be satisfied that the development proposal would make necessary provision for library infrastructure and contribution toward the provision of an off-peak village bus service. In addition, the application has not been accompanied by a Travel Plan. The application is therefore contrary to Policy 10 of the JCS and inconsistent with paragraph 57 and 110 (a) and 111 of the NPPF.

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

(Voting: For: Unanimous)

The application was therefore
REFUSED

19.PC.45.4 KET/2019/0562

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.6 s.73A Retrospective Application: Stationing of mobile home for residential use at Woodside (Land adj Unit 3), Stoke Albany Road, Desborough</p> <p>Application No: KET/2019/0562</p> <p><u>Speaker:</u></p> <p>None</p>	<p>Members received a report about a proposal for which retrospective planning permission was being sought for the stationing of mobile home for residential use.</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 not be carried out other than in accordance with the approved Plan No.KET/2019/0562/1A and Plan No.KET/2019/0562/2A.
2. The single pitch hereby approved shall only be for the occupation by Mr Paul Badger and subject to his response to a Planning Contravention Notice confirming that he meets the definition in Appendix 1 to the Planning Policy for Travellers Sites, August 2015 (or its equivalent in replacement policy). In the event that Mr Paul Badge should cease to occupy the site, this permission shall cease and the mobile home hereby approved shall be removed from the land and the land cleared of all structures and other items associated with the residential occupation.
3. This permission is for 1 pitch containing 1 mobile home, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 (as amended), shall be stationed at any time. In addition, for the purposes of use when travelling, no more than 1 touring caravan may be retained on the land at any one time.
4. Within 3 months of the date of this permission an area for amenity open space, vehicle parking and manoeuvring to accommodate a minimum of 2 parking spaces (each 5m x 2.5m) shall be provided on site in accordance with details on plans at a scale of 1:500, and details of how the ground is to be prepared and finished, that shall have been submitted to and approved by the Local Planning Authority. Thereafter, development shall not proceed other than in complete accordance with the approved details. The recreation area, parking and turning shall be retained for these purposes only for the lifetime of this permission.
5. Within 1 month of the date of this permission a refuse and recycling store shall have been provided on site in accordance with details first submitted to and approved in writing by the Local Planning Authority. The approved refuse/recycling store point shall be retained as approved thereafter.
6. There shall be no external illumination on the site.

(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 s.73A Retrospective Application: Single storey rear extension and conversion of garage to a habitable room at 5 Malham Drive, Kettering for Mr & Mrs Street</p> <p>Application No: KET/2019/0654</p> <p><u>Speaker:</u></p> <p>David Rouse attended the meeting and addressed the committee as a third party objector to the proposed development stating that if approved the application would result in a loss of privacy due to the over looking nature of the north sided windows.</p>	<p>Members received a report about a proposal for which Retrospective planning permission was being sought for a single storey rear extension that links to the garage. The proposal included the conversion of the garage into habitable space to form a single large open plan living/family/kitchen room. Proposals included a new canopy to the side (south) and the insertion of a ground floor window on the existing side (north) elevation.</p> <p>Members sought clarification that the windows on the North elevation would be obscured and top opening. Officers confirmed that this would be reflected within the conditions.</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. 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 verandah, balcony or raised platform permitted by Classes A, B and E of Part 1 of Schedule 2 of the Order shall be erected on the application site.
2. Notwithstanding the hereby approved drawings, the ground floor windows on the north elevation shall be fully glazed with obscured glass and thereafter shall be permanently retained in that form.
3. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details listed below.

(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>*5.10 Full Application: Raise roof to create first floor with two storey front and rear (north and south) extensions at 36 Poplars Farm Road, Kettering for Mr J Blissett</p> <p>Application No: KET/2019/0689</p> <p><u>Speaker:</u></p> <p>Stephen Elliot attended the meeting and addressed the committee as a third party objector to the proposed development stating that the application would result in a loss of privacy due to the overlooking nature of the development.</p> <p>Mr Blissett also attended the meeting and addressed the committee as the applicant for the proposed development stating that the design plans have been previously changed due to concerns raised by neighbours.</p>	<p>Members received a report about a proposal for which full planning permission was being sought for for the creation of a two-storey dwellinghouse by raising the roof with the addition of two-storey front and rear (south and north) extensions. The first floor was to be provided mostly within the roof structure and therefore a number of roof lights have been introduced into both the side (east and west) roof planes.</p> <p>It was heard that following neighbour amenity concerns with respect to the length of the resultant building, the first floor of the front extension had been removed and the number of rooflights reduced and moved higher within their respective roof planes.</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 amended plan numbers, KET/2019/0689/1B, 2B, 3A, and 5A, received by the Local Planning Authority on 21st November 2019 and KET/2019/0689/4A, received by the Local Planning Authority on 6th December 2019.
3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be those located and detailed on the amended plans KET/2019/0689/1B and 2B, received by the Local Planning Authority on 21st November 2019.
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 Class C shall be made in the east and west roof planes 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>*5.1 Full Application: Erection of 49 no. dwellings including associated access and public open space at Cowper Street (land off), Kettering for Harpur Developments Ltd</p> <p>Application No: KET/2019/0519</p> <p><u>Speaker:</u></p> <p>None</p>	<p>Members received a report which sought approval that Option 2 of the report be approved as this would have retained the maximum amount of affordable housing while still providing a significant amount (almost 80%) of the original value of the s106 contributions.</p> <p>Members of the committee heard that the summary of the viability appraisal and the assessment of that by the Council's expert is that the policy compliant scheme considered by the Planning Committee is not viable. Therefore, the recommendations of the viability consultant is that;</p> <ol style="list-style-type: none"> 1. If the Council sought a S106 focussed contribution, affordable housing would need to be c6-8 units (12-16% affordable housing) depending on the tenure mix preference. 2. If the Council sought an affordable housing focussed contribution S106 would need to be £244,000 to £300,000 depending on the tenure mix preference. <p>Members raised concerns regarding the loss of affordable housing within the proposed development and stated that the location of the affordable housing within the development plans was not satisfactory due to its overriding difference compared to the rest of the development.</p> <p>Following debate and after no motion had been brought forward, members voted on the officers recommendation to approve the application subject to a S.106 obligation being entered into in relation to option 2 of the officers report.</p> <p>It was agreed that the application be REFUSED for the following reasons:</p>

1. The Proposed development is subject to Policy 30 of the North Northamptonshire Joint Core Strategy which requires 30% affordable housing contributions for growth towns like Kettering. The previously agreed level of development contributions is set out in section 6 of the Committee Report dated 20.02.2019, upon which the resolution to grant, subject to s106 and conditions, had been made. In the opinion

of the Local Planning Authority the proposed degree of reduction for the Affordable Housing mix and tenure and reduced financial contributions in other respects would result in a development that is considered to be unsustainable in terms of North Northamptonshire Joint Core Strategy Policies 1, 10 and 30.

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

(Voting: For: 4 Against: 5)

The application was therefore
REFUSED

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.5 Full Application: Conversion of bungalow to form two storey house with dormers at 6 Westhill Drive, Kettering for Mr & Mr Robinson.</p> <p>Application No: KET/2019/0477</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 the creation of a first-floor level to the existing bungalow to create a two-storey dwelling. The footprint was to be enlarged extending the dwelling to both the front and rear over two floors. Whilst the building will look like a new dwelling, elements of the existing dwelling will remain; it will therefore be an extension to the existing dwelling as opposed to a new dwelling.</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 or south elevation or roof plane of the building.
3. The integral garage which forms part of the development hereby approved shall be permanently set aside and retained for the parking of motorised vehicles and shall be made available for such purposes prior to substantial completion of the development.
4. Use of the existing vehicular access shall cease and be permanently closed up prior to the new vehicular access being opened up and made available for use in accordance with details shown on drawing no. 5P received on 27th November 2019. Notwithstanding this requirement, the new vehicular access shall be made available for use prior to the substantial completion of development hereby approved.
5. In the event that the retained porch on the north elevation shown on drawing no.4272 5P received on 27th November 2019 is removed, the adjoining side access door and window enclosed by the porch on the north elevation shall be obscure glazed (using no less than privacy level 4 Pilkington Standard, or equivalent) within 1 month of the porch being reduced in height to below the adjacent fence level, and shall be permanently retained in that form thereafter.

6. The obscure glazed kitchen window which currently serves the existing bathroom on the north elevation shall be retained in its existing form; or glazed with obscure glass (no less than privacy level 4 Pilkington Standard, or equivalent) within 1 month of occupation of the development hereby approved and retained in that form thereafter.
7. The ground floor family room window located on the north elevation shall be glazed with obscure glass (no less than privacy level 4 Pilkington Standard, or equivalent) and retained in that form thereafter.

(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 s.73A Retrospective Application: Single storey rear extension at 165 Dunkirk Avenue, Desborough for Mr J Page.</p> <p>Application No: KET/2019/0632</p> <p><u>Speaker:</u></p> <p>None</p>	<p>Members received a report about a proposal for which retrospective consent was being sought for a single-storey extension to the rear of the building and had been submitted as a result of an enforcement investigation. It was determined as a result of the investigation that an application was required to regularise the works.</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 amended approved plans and details listed in the table below.
3. The materials to be used in the construction of the external surfaces of the extension 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

19.PC.45.10 KET/2019/0670

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.7 Full Application: Rear dormer with Juliette balcony and loft conversion to habitable accommodation at 8 Headlands, Desborough for Mrs K Carroll</p> <p>Application No: KET/2019/0670</p> <p><u>Speaker:</u></p> <p>None</p>	<p>Members received a report about a proposal for which planning permission was being sought for or a rear dormer roof extension with a Juliette balcony.</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 .

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

(Voting: For: Unanimous)

The application was therefore
APPROVED

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

Signed.....

Chair