

BOROUGH OF KETTERING

PLANNING COMMITTEE

Meeting held: 14th January 2020

Present: Councillor Shirley Stanton (Chair)
Councillors Linda Adams, Ash Davies, Scott Edwards, Anne Lee, Cliff Moreton, Jan O'Hara, Mark Rowley, Lesley Thurland

19.PC.46 APOLOGIES

Apologies for absence were received from Councillors Clark Mitchell and Greg Titcombe. It was noted that Councillors Scott Edwards and Anne Lee would be acting as substitutes for the meeting.

19.PC.47 DECLARATIONS OF INTEREST

Councillor Anne Lee declared an interest on item 5.3 as a ward councillor for the proposed development.

Councillor Lesley Thurland declared an interest on item 5.6 as a ward councillor for the proposed development.

19.PC.48 ANY ITEMS OF BUSINESS THE CHAIR CONSIDERS TO BE URGENT

None.

19.PC.49 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. Nine 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.49.1 KET/2019/0748

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.4 Full Application: Redevelopment of disused coach company yard to create 3 no. dwellings at the Old Coach Yard, 11 Desborough Road (rear of), Rothwell for Mr G Elliott</p> <p>Application No: KET/2019/0748</p> <p><u>Speaker:</u></p> <p>Councillor Ian Jelley attended the meeting and addressed the committee as a representative for Rothwell Town Council stated that the proposed development would bring about a significant improvement to the area and would have a positive and pleasing impact on the local street scene.</p> <p>Councillor Karl Sumpter addressed the committee as ward councillor for the proposed development stating that the resulting development was in keeping with the local area and that the additional lighting to the footpath would help deal with some anti-social behaviour.</p> <p>Gary Elliott attended the meeting and addressed the committee as the applicant for the proposed development providing members with the personal circumstances surrounding the application and that the proposed development would help elevate the area and make it more inviting.</p>	<p>Members received a report about a proposal for which consent was being sought for redevelopment of vacant coach yard and creation of 3 dwellings (part conversion of one building into a dwelling/and part new build and erection of two new dwellings with access from Desborough Road).</p> <p>The Planning Officer addressed the committee and provided an update which stated that there had been a submission of an additional plan for information showing sections with The Priory being higher than the proposed dwellings.</p> <p>It was clarified to members that officers would seek an amended site plan to address minor inconsistencies between this and the house type plans.</p> <p>An additional planning condition is proposed regarding the dimensions of garage openings.</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. 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, together with samples including local ironstone and natural slate, 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.
4. No development above building slab level shall commence on site until details of the recess of openings and details of the materials of the windows including cills and headers on each of the dwellings shall be submitted and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.
5. No development above building slab level shall commence on site until details of the eaves of each of the dwellings shall be submitted 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. The rooflights must be conservation type and fitted flush with the external surface of the roof plane.
7. 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. Proposals for any boundary fencing, wall or gates shall be first approved by the Local Planning Authority; such walls, gates or fencing shall not inhibit public access. The dwellings shall not be first occupied until the approved scheme has been fully implemented in accordance with the approved details.
8. No development shall commence on site until details of the construction and finish of the means of access and all hard and paved surfacing within the site have been submitted to and approved in writing by the Local Planning Authority. The details to be submitted shall include provisions for a hard bound surface for a minimum of the initial 5.0m measured from the highway boundary, the means to ensure that surface water does not discharge on to the highway and confirmation that the gradient of the vehicular access shall not exceed 1 in 15 for a minimum of the first 5.0m from the highway boundary. The access, which shall measure a minimum of 4.5m in width from the highway boundary and all hard and paved surfacing shall be completed in accordance with the approved details before the buildings are first occupied and retained as approved at all times thereafter.
9. Prior to first occupation of the development 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 approved scheme shall be carried out in the first planting and seeding seasons at the time or the first one following the first occupation of any of the buildings, 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. Prior to the first occupation of the development hereby approved, refuse storage and collection facilities for the proposed dwellings shall have been provided on site and retained in accordance with details first submitted to and approved in writing by the Local Planning Authority and thereafter shall be made available for use. The collection facilities shall be positioned so as not to impede access or visibility.
11. All dwellings shall be designed to be constructed to achieve a maximum water use of no more than 110 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).
12. 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 on any elevation or roof plane of each of the buildings.
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 or G of Part 1 of Schedule 2 or Class A of Part 2 of Schedule 2 of the Order shall be erected, constructed or made on the application site.
14. Demolition or construction works shall not occur outside of the times Monday to Friday 08.00 to 17.00 hrs and at no time whatsoever on Saturdays, Sundays or Public/Bank Holidays. This includes deliveries to the site and any work undertaken by contractors and sub contractors.
15. 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 construction period and the approved measures shall be retained for the duration of the demolition and construction works.
16. 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.

17. 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.
18. The existing buildings shall be included in a programme of building recording as noted in the submitted Heritage Statement. This record shall be deposited with the Northamptonshire Historic Environment Record and therefore retained in the public domain.
19. Prior to commencement of development the proposed ground and finished floor levels of all buildings, relative to each other, and those of the existing 'Priory' at No.11 Desborough Road, shall have been submitted to and approved in writing by the Local Planning Authority. Details to be submitted will need to include sections across the site demonstrating that the overall heights of the proposed buildings will be subordinate (lower) than those of 'The Priory'.

20. Notwithstanding the approved plans, all garages shall have minimum openings of 2.6m, clear of the piers, at the point of access/egress.

reason: in the interests of residential amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

(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 Outline Application: Extension to truckstop to provide associated well-being facilities with only access considered at Plot 3, The Truckstop, Orton Road, Rothwell for Rothwell Land Ltd</p> <p>Application No: KET/2019/0204</p> <p><u>Speaker:</u></p> <p>Councillor Jim Hakewill attended the meeting and addressed the committee on behalf of Rothwell Town Council raising concerns and objections due to the proposed development being on an ancient water meadow and due to the fact that no formal consultation took place with local residents. The proposal would also cause rat running. A deferral was requested.</p> <p>Stephen Chester addressed the committee on behalf of Orton Parish Meeting raising objections due to the intrusion on open countryside and the detrimental effect the existing development has had on the road infrastructure and green spaces of the neighbouring village. Lack of consultation referred to.</p> <p>Councillor Karl Sumpter attended the meeting and addressed the committee as ward councillor for the proposed development raising a number of objections based on the application being developed on ancient meadow land and that there was not sound evidence to support the application in terms of sustainability and need. Councillor Sumpter also raised concerns regarding the existing sites lack of security and that the application was a disguise for a bigger service station facility on the site. A number of emails were referred to/read out.</p>	<p>Members received a report about a proposal for which outline planning permission was being sought for the extension and expansion of Rothwell Truckstop to provide associated roadside well-being facilities, including flexible working and meeting accommodation, car sharing and car parking, landscaping and infrastructure works. It was noted that all matters except access are reserved for later consideration should consent be granted.</p> <p>Members heard that the proposals involved the provision of additional well-being and ancillary facilities to complement and enhance the existing facilities available with the adjacent truck stop.</p> <p>The Planning Officer addressed the committee and provided an update which stated that in addition to the removal of condition 21 due to duplication and an additional condition had been recommended with regards to amenity and highway safety. The update also stated that The Local Highway Authority had maintained their position on the scheme and that four third party objections had been received in relation to noise/light pollution, site security and lack of evidence showing that the facility does not warrant expansion.</p> <p>Members raised concerns regarding the nature of the proposed development stating that the application was in open countryside and that the existing road infrastructure could not sustain the existing capacity let alone any additional capacity.</p> <p>Concerns were also raised by members in relation to the lack of time from when the existing facility opened to the submission of the application to determine the usage requirement and due to highways safety.</p> <p>Following debate, it was proposed by Councillor Mark Rowley and Seconded by</p>

<p>Mike Foster attended the meeting and addressed the committee on behalf of the application stating that since opening the existing truck has been well used with over 200 weekly trucks. The proposed development was to bring quality wellbeing facilities for drivers due to anticipated changes to HGV driver law. Mr Foster also stated that the proposed development would help reduce road congestion and help fight climate change due to the car sharing facilities being offered.</p>	<p>Councillor Linda Adams that the application be refused due to the unsuitable location, unsustainability of the proposed development and concerns raised regarding highways safety; an unjustified development in the open countryside contrary to planning policy.</p> <p>It was agreed that the application be REFUSED due to the following reasons:</p>
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The proposal constitutes an unjustified and unsustainable development within the open countryside where development is restricted. The development would result in the unjustified loss of a greenfield site within the open countryside and would harm the character, appearance and intrinsic beauty of the open countryside contrary to saved Policy 7 of the Local Plan for Kettering Borough and Policy 11 of the North Northamptonshire Joint Core Strategy and aims of national planning. The Site Specific Local Plan Part 2 Publication Plan through policies TCE1 and RS4 maintains the site's location outside of the settlement boundary and within the open countryside.

The proposal has inadequate access arrangements which is contrary to Development Plan policy, specifically Policy 8 of the North Northamptonshire Joint Core Strategy. The proposed road access is considered inadequate for the proposed development particularly given the conflict between the proposed use and the existing Truck Stop facility. Furthermore, pedestrian connectivity between the proposed development site and the existing Truck Stop is considered to be insufficient and will compromise the safety of those pedestrians using both the development and the Truck Stop. This constitutes a risk to safety which is contrary to Policy 8 of the North Northamptonshire Joint Core Strategy.

(Members voted on the proposal to REFUSE the application)

(Voting: For: Unanimous)

The application was therefore
REFUSED

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.2 Full Application: Ground floor and basement extension to rear at 12 Mayfield Road, Desborough for Mr S Tugwell</p> <p>Application No: KET/2019/0585</p> <p><u>Speaker:</u></p> <p>Sam Tugwell attended the committee and addressed the committee as the applicant for the proposed development stating that the application was for a family home and that he made changes to the application to satisfy neighbour concerns.</p>	<p>Members received a report about a proposal for which planning permission was being sought for a two-storey extension to the rear. It was noted that the proposal comprised a sitting room at ground floor level and a kitchen at first floor level.</p> <p>It was also noted that amended plans were received to address concerns..</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

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.6 Full Application: Demolition of garage and erection of 1 no. dwelling at 82 Kingsley Avenue, Kettering for Mrs B Graham</p> <p>Application No: KET/2019/0750</p> <p><u>Speaker:</u></p> <p>Patrick Dooley attended the meeting and addressed the committee as the agent on behalf of the applicant stating that the proposed development was in keeping with the local street scene and that a parking beat survey had been carried out as per the Highway Authorities requirements.</p>	<p>Members received a report about a proposal for which planning permission was being sought for demolition of the existing garage and construction of a two-storey detached dwelling house.</p> <p>Members raised questions regarding the detrimental effect the loss of parking would have on the local street scene and size of the third bedroom . Members were informed that that the parking beat survey submitted to officers was sufficient and it had been carried out in accordance with the Local Highways Authority’s requirements. Officers confirmed that the overall size of the dwelling does meet national space standards. One Member maintained their concern regarding the size of the proposed 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. 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. Demolition or construction shall not occur other than between the hours 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 commence on site until details of the types and colours of all external facing and roofing materials to be used in the construction of the dwellinghouse hereby permitted, together with samples, 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. 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 or E of Part 1 of Schedule 2 of the Order shall be erected, constructed or made on the application site.
7. In accordance with the details shown on the approved plan 19/M357/2 dated 20/10/2019 the windows to the first floor bathroom and ground floor WC on the east side elevation of the dwelling hereby approved, shall be glazed with obscured glass and thereafter shall be permanently retained in that form.
8. Before the development hereby permitted is begun, a scheme demonstrating how the development will incorporate techniques of sustainable construction and energy efficiency, provision for waste reduction and recycling and provision for water efficiency and recycling shall 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.
9. The developer shall put in place systems to ensure that all operational vehicles arriving at or leaving the site are appropriately sealed or covered, to prevent any material spillage, wind blow and odour nuisance and be cleansed of debris. Any debris deposited on the adopted highway (maintainable at public expense) during construction is to be removed and the highway cleansed.
10. Prior to the first occupation of the development hereby approved, 1.8 metre high close boarded fencing shall be erected in full accordance with the details depicted on the approved plan 19/M357/2 dated 20/10/2019 and shall be retained at all times thereafter.

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

(Voting: For: 7; Against: 1)

The application was therefore
APPROVED

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.3 Full Application: Rear extension to ground floor flat, loft conversion to habitable accommodation with rear dormer and 2 no. rooflights to front to first floor flat, change front porch to canopy and sub-divide rear garden at Ground Floor Flat and First Floor Flat, 42 Naseby Road, Kettering for Mr W Ordynowski</p> <p>Application No: KET/2019/0664</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 a single storey rear extension associated with the existing ground floor flat and a rear flat-roof dormer to serve the existing first floor flat that would be extended into the proposed and existing roof-space, together with two front rooflights.</p> <p>Members sought clarification regarding eth plans including numbers of bedrooms as existing and proposed. Concerns raised regarding the overbearing elements of the proposed development and the resulting overdevelopment that would occur if approved. Concerns were also raised regarding the national space standards being ignored by the applicant.</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 detailed below.
3. 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.
4. The walls, roof and windows of the proposals, hereby permitted, shall match, in type, colour and texture, those on the existing dwelling.
5. 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.

6. The windows in the upper floor side elevation shall be inserted with obscure glaze and shall remain in that form thereafter.

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

(Voting: For:5; Against 4)

The application was therefore

APPROVED

19.PC.49.6 **KET/2019/0749**

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.5 Full Application: Single storey side extension at Coxs Lane, Broughton for Mr D Bland</p> <p>Application No: KET/2019/0749</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 a single storey gable roofed extension to the side elevation.</p> <p>The Planning Officer addressed the committee and provided an update which stated that as a point of clarification, the application site was not within the conservation area.</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 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

19.PC.49.7 **KET/2019/0771**

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.7 Full Application: Conversion of part of garage to habitable accommodation with first floor extension above. Infill porch to front at 32 Thurston Drive, Kettering for Mr & Mrs Nanayakkara</p> <p>Application No: KET/2019/0771</p> <p><u>Speaker:</u></p> <p>None</p>	<p>Members received a report which planning permission was being sought for the conversion of part of the garage to habitable accommodation and the erection of a first floor extension above. The proposal also includes infilling the porch to the front elevation.</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 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 South elevation or roof plane of the building facing 11 Roadins Close.

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

(Voting: For: Unanimous)

The application was therefore
APPROVED

19.PC.49.8

KET/2019/0786

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.8 Full Application: Change of use of first floor from dwelling house to restaurant and cafe. Single storey side extension with office in roof space. Enclose inset balcony, alterations to first floor windows and addition of external staircase to rear at 1 Kettering Road, Burton Latimer for Mr Palmiero</p> <p>Application No: KET/2019/0786</p> <p><u>Speaker:</u></p> <p>None</p>	<p>This application had been withdrawn from the agenda to enable sufficient consultation with all neighbours and would be brought before the committee at a future date</p>

19.PC.49.9 **KET/2019/0811**

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.9 Full Application: Two- and single storey side extensions at 116 Gotch Road, Barton Seagrave for Mr Osborne</p> <p>Application No: KET/2019/0811</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 two-storey and single storey extensions to the property.</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 approved plan number 201901/01C, received by the Local Planning Authority on 19th December 2019.
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 Class A shall be made in the west elevation of the building.
5. The window at first floor level on the rear (north) elevation serving an en-suite 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

(The meeting started at 6.30 pm and ended at 8.36 pm)

Signed.....

Chair