

BOROUGH OF KETTERING

PLANNING COMMITTEE

Meeting held: 10th March 2020

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

19.PC.55 **ELECTION OF CHAIR**

In the absence of the chair or deputy chair of the Planning Committee, members were asked to nominate a temporary chair for the meeting

It was then proposed by Councillor Thurland and seconded by Councillor Adams that Councillor Rowley be nominated chair of the meeting.

RESOLVED that Councillor Mark Rowley be appointed Chair of the Planning Committee for the duration of the meeting.

(Councillor Rowley took the Chair)

19.PC.56 **APOLOGIES**

Apologies for absence were received from Councillors Shirley Stanton and Ash Davies.

19.PC.57 **MINUTES**

RESOLVED that the minutes of the meetings of the Planning Committee held on 11th February 2020 be approved as a correct record

19.PC.58 **DECLARATIONS OF INTEREST**

None

19.PC.59 **ANY ITEMS OF BUSINESS THE CHAIR CONSIDERS TO BE URGENT**

None.

19.PC.60

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>*5.1 Full Application (EIA): Construction work for the dualling of A509 between A14 jct 9 and Symmetry Park employment site, with new roundabout, associated drainage, lighting and landscaping at A509 Kettering Road, & land adj, Kettering for DB Symmetry (Kettering) LLP</p> <p>Application No: KET/2019/0666</p> <p><u>Speaker:</u></p> <p>Martin Evans attended the meeting and addressed the committee as a third party objector to the proposed development raising concerns regarding the flood prevention measures associated with the application. Mr Evans also stated that a sufficient on site solution was required.</p> <p>Councillor Graham Rait attended the meeting and addressed the committee as a representative of Isham Parish Council stating that the current/proposed road designs were not sufficient to deal with the major increase in traffic volume and that there would be a dangerous build up in traffic surrounding Isham and the development.</p> <p>Peter Frampton attended the meeting and addressed the committee as the agent on behalf of the application. Mr Frampton stated that the traffic impact assessment had been dealt with as part of the outline application and that the proposed development represented that first phase of the much demanded Isham bypass</p>	<p>Members received a report about a proposal for which consent was being sought with Environmental Impact Assessment (EIA), to dual the A509 between A14 junction 9 and the Symmetry Park employment site access, with new roundabout, associated drainage, lighting and landscaping.</p> <p>It was heard that the proposal was to dual the existing A509, with the existing road forming the south bound dual carriageway and a new constructed element to the west forming the north bound dual carriageway. The dualling was to extend for approximately 1 km from Junction 9 of the A14 to the new roundabout and was to have a 50mph speed limit.</p> <p>Members questioned whether adequate provisions were in place regarding the mitigation of flood risks associated with the proposed development. It was confirmed by officers that the Environmental Agency who are the lead on flood risk management were satisfied with the current proposals.</p> <p>Members then 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 following approved plans and information detailed below:

- Environment Statement and Appendices (September 2019)
- Environmental Statement Addendum (December 2019)
- Dwg no: 13-170-K006-Dualling- Wider Location Plan-A-
- Dwg no: 13-170-P100-Dualling Location Plan-C
- Dwg no: 70061010-WSP-HAC-A509-DR-CH-0104_Long and Cross Section
- Dwg no: 70061010-WSP-HAC-A509-DR-CH-0105 - 0107_Contour Drawing
- Dwg no: 70061010-WSP-HAC-C26-DR-CH-0101-0103_GA
- Dwg no: 70061010-WSP-HDG-A509-DR-CD-0501-B
- Dwg no: 70061010-WSP-HLG-A509-DR-EO-1300

Thereafter, the development shall be implemented in accordance with the approved details and retained as such in perpetuity.

3. The development shall be carried out in accordance with the approved Flood Risk Assessment and Drainage Strategy Report (ref: 70061010-FLD-001) dated September 2019 and the Technical Note (ref: 1010-TN-001 Rv2) dated 10 February 2020 and the following mitigation measures it details:
 - Compensatory floodplain storage shall be provided as set out in drawing 'Flood Compensation Areas Calculated 100yr 65% cc' (ref: 1010-FL-002 [rev P02]).
 These mitigation measures shall be fully implemented prior to completion of the development and in accordance with the scheme's timing/phasing arrangements as set out in the CMP (as approved in condition 5). The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.
4. The development hereby permitted shall not be carried out other than in accordance with Section 6 (Ecology and Nature Conservation) and its associated appendices 6.1 (Ecology Baseline r014) and 8.2 (Arboricultural Assessment, Rev 013b) approved in Volume II of the Main Environmental Statement (ES). Thereafter, the development shall be implemented in accordance with the approved details and retained as such in perpetuity.
5. Prior to the commencement of any works (including earthworks) a detailed Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority, in consultation with Highways England. This CMP shall consider details of all construction works (on and off-site) including piling works and shall incorporate a Construction Traffic Management Plan (CTMP) for all construction works associated with the development including construction traffic routing. The CMP and CTMP shall include any construction details that relate to construction works for Symmetry Park under approval KET/2018/0965 that may be carried out at the same time. The approved CMP and CMTP shall be adhered to throughout the construction period of the development.
6. Prior to the commencement of development (including earthworks and site clearance) a Construction Environmental Management Plan (CEMP: Biodiversity) and/or Ecological Construction Method Statement (ECMS) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP: Biodiversity shall include the following.
 - a) Risk assessment of potentially damaging construction activities.
 - b) Identification of "biodiversity protection zones".

- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.
- g) Relevant details that relate to Biodiversity construction works associated with Symmetry Park under approval KET/2018/0965 that may be carried out at the same time.

The approved CEMP: Biodiversity or/and a separate ECMS shall be adhered to throughout the construction period of the development.

7. Prior to the commencement of development, a landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority. The content of the LEMP shall include the following:
 - a) Description and evaluation of features to be managed.
 - b) Ecological trends and constraints on site that might influence management.
 - c) Aims and objectives of management.
 - d) Appropriate management options for achieving aims and objectives.
 - e) Prescriptions for management actions.
 - f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
 - g) Details of the body or organization responsible for implementation of the plan.
 - h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The plan will be implemented in accordance with the approved details and remain in place thereafter.

8. Prior to the commencement of any works (including earthworks) full details of the surface water drainage scheme for the site, based on the approved details shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed and shall remain in that form thereafter. The scheme shall include:
 - i) Details (i.e. designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets and attenuation structures (if required).
 - ii) Details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations to meet requirements as agreed with the Lead Local Flood Authority and Highways Authority.
 - iii) Cross sections of the control chambers (including site specific levels mAOD) and manufacturers' hydraulic curves should be submitted for all hydrobrakes and other flow control devices.

- iv) A detailed scheme for the ownership and maintenance for every element of the surface water drainage system including a maintenance plan which shall be carried out in full thereafter.
9. No construction of the road carriageway shall take place until an agreement has been completed with the Local Highway Authority under the provisions of Section 38 and Section 278 of the Highways Act 1980, and notification of the completed agreement(s) has been provided to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details and remain in that form thereafter.
10. No development shall take place within the area of archaeological interest until the applicant, or their agents or successors in title, 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 in writing by the local planning authority. This written scheme will include the following components, completion of each of which will trigger the phased discharging of the condition:
- (i) Approval of a Written Scheme of Investigation;
 - (ii) Fieldwork in accordance with the agreed Written Scheme of Investigation;
 - (iii) Completion of a Post-Excavation Assessment report and approval of an approved Updated Project Design: to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority;
 - (iv) Completion of analysis, preparation of site archive ready for deposition at a store (Northamptonshire ARC) approved by the Planning Authority, production 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.
11. Prior to installation of any permanent lighting and notwithstanding submitted lighting information, a detailed lighting strategy shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include an assessment of the impact of lighting on biodiversity (including bats) and a revised 'Proposed Road Lighting Layout' that seeks to avoid illumination of Pytchley Brook with cross-section diagrams to show how light toward Pytchley Brook would be intercepted. The lighting and lighting mitigation measures shall be installed in accordance with the approved information prior to completion and shall remain in that form thereafter.
12. Prior to landscaping works being carried out and notwithstanding the submitted landscaping scheme a revised landscaping scheme 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 following first operational use of the development, 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.
13. Prior to first operational use of the development a Verification Report for the installed surface water drainage system for the site based on the approved details shall be

submitted in writing by a suitably qualified independent drainage engineer and approved in writing by the Local Planning Authority. The details shall include:

- a) Any departure from the agreed design is keeping with the approved principles
- b) Any As-Built Drawings and accompanying photos
- c) Results of any Performance testing undertaken as a part of the application process (if required / necessary)
- d) Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc.
- e) Confirmation that the system, at the time of the verification report, is free from defects and foreign objects.

14. 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. A risk assessment shall be undertaken to assess the nature and extent of the contamination and work shall cease on the land affected by the 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 on that part of the site.

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

(Voting: Unanimous)

The application was therefore

APPROVED

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.3 Full Application: Replace existing single storey garage and utility area with two storey side extension and single storey rear extension at 23 Greenfield Avenue, Kettering for Mr D Mrs and M McFarlane</p> <p>Application No: KET/2019/0773</p> <p><u>Speaker:</u></p> <p>Mr J A Bingham attended the meeting and addressed the committee as a third party objector to the proposed development. Mr Bingham stated that the proposed development if approved would have a detrimental impact on the amenity of his property and would result in a loss of light meaning an increase in the use of artificial lighting and electricity bills. Mr Bingham stated that a measurement stated in the report was incorrect; the distance between his property and the site was less than stated.</p> <p>Phillip Evans attended the meeting and addressed the committee as the agent on behalf of the application stating that the proposed development was acceptable in planning criteria and that due to the position of the building and other available sources of natural light, the development would not have a negative impact on neighbouring properties.</p>	<p>Members received a report about a proposal for which planning permission was being sought for a two-storey extension and conversion of the existing garage, to provide an enlarged kitchen/diner, utility and store-room to ground floor and relocation of downstairs W.C and creation of an additional bedroom and bathroom and enclosure for boiler to first floor.</p> <p>Clarification was provided to members which stated that the separation distance between the application site and neighbouring property was 4.5m and not 6.5m as stated in the officer's report. Officers stated that this did not alter to assessment and conclusion that the proposal would not have a significant impact on amenity and the application should be approved.</p> <p>Members raised concerns regarding the possible loss of natural light to neighbouring properties. It was confirmed to members that as the application site was to the North of the neighbouring property and that there was no impact on neighbouring natural light.</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 window serving the first floor landing on the south elevation shall only be glazed with obscure glass (no less than privacy level 5 Pilkington Standard, or equivalent) and shall be of non-opening type (sealed shut) and shall be permanently retained in that form thereafter.
3. 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 south (side) elevation of the building.

4. 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.
5. 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: 4; Against 2)

The application was therefore
APPROVED

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.5 Full Application: Conversion of outbuildings for A4 use (drinking establishment), single storey glazed extension and covered seating area. Demolish 1 no. outbuilding, replacement gates and boundary wall with render. Use of hardstanding as beer garden at 13-15 Dalkeith Place, Kettering for Wetherspoon.</p> <p>Application No: KET/2019/0854</p> <p><u>Speaker:</u></p> <p>Timothy Cross attended the meeting and addressed the committee as a third party objector to the proposed development stating that it would have a detrimental impact on his business due to noise/odour pollution as well as a flood risk due to the proximity of the proposed toilet block.</p>	<p>Members received a report about a proposal for which Planning consent was being sought for the conversion of outbuildings to A4 (drinking establishment) use and a single storey glazed extension. It was also proposed to remove an external wall to one of the existing outbuildings, whilst retaining its roof to create a covered seating area, replace the access gates and boundary wall with use of the outside space as a beer garden. Internal modifications within the existing PH were also proposed with much of the first floor proposed to be used as a kitchen.</p> <p>Members raised concerns regarding the proximity of the toilet block to the rear boundary which could possibly have a detrimental effect on neighbouring business/property amenity.</p> <p>Following debate it was proposed by Councillor O'Hara and seconded by Councillor Adams that condition 6 be amended and an additional condition be included with regards to noise mitigation</p> <p>Members then agreed that the proposed development was satisfactory and saw no issue with approving the application as per the officer's recommendation with the additional condition.</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. The development shall be carried out in accordance with an external materials and finish schedule and boundary treatment details that shall first be submitted to and approved in writing by the local planning authority. The development shall remain in that approved form thereafter.

4. The development shall be carried out in accordance with a scheme detailing the security measures/ standards to be incorporated into the development that shall first be submitted to and approved in writing by the local planning authority. The provided scheme shall only allow use of the access gates serving the 'beer garden' by patrons for emergency purposes and shall include details of how access shall be controlled including surveillance measures. The development shall remain in that approved form thereafter.
5. There shall be no external illumination on the site at any time other than in accordance with a detailed scheme which shall first have been submitted to and approved in writing by the Local Planning Authority. The approved lighting scheme shall remain in that form thereafter.
6. Prior to any development above slab level, a noise assessment detailing the impact on noise sensitive properties shall be undertaken in accordance with BS41412:1999 (or later amendments) and submitted to the Local Planning Authority for approval, including noise mitigation measures required. The required noise mitigation measures shall be installed in accordance with the approved details before first use and maintained in the approved state in perpetuity.
7. No development above slab level shall take place on site until a scheme for sound proofing the internal walls on the north east elevation, comprising water closets, as shown on drawing 6845 06 Rev, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved scheme and the scheme shall be completed before the use is commenced.
8. The use of the outdoor 'beer garden' and 'covered area' hereby approved and shown on approved plan P-101B, shall not be carried out before 09:00 hours or after 21:00 hours on Mondays to Thursdays, nor before 09:00 hours or after 22:00 hours on Fridays and Saturdays, nor before 09:00 hours or after 21:00 hours on Sundays or any recognised public holidays.
9. There shall be no public address or other sound amplification system installed or used at any time on the site.
10. In the event that unexpected contamination is found at any time when carrying out the development hereby approved, it must be reported immediately to the Local Planning Authority. Development works at the site shall cease and an investigation and risk assessment undertaken to assess the nature and extent of the unexpected contamination. A written report of the findings shall be submitted to and approved by the Local Planning Authority, together with a scheme to remediate, if required, prior to further development on site taking place. Only once written approval from the Local Planning Authority has been given shall development works recommence.

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

(Voting: Unanimous)

The application was therefore

APPROVED

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.6 Full Application: Replacement gate in existing opening. Proposed store/outbuilding and repointing of all elevations at 20 Corby Road, Little Oakley for Mr & Mrs Ravenscroft</p> <p>Application No: KET/2019/0867</p> <p><u>Speaker:</u></p> <p>Peter Ravenscroft attended the meeting and addressed the committee as the applicant for the proposed development stating that the applications brought before the committee were necessary in order to modernise the house and to ensure that all of the building within the land were of the same materials. Mr Ravenscroft also stated that there was no impact on neighbouring amenities.</p>	<p>Members received a report about a proposal for which full planning permission was being sought for:</p> <ul style="list-style-type: none"> • Removal of an existing timber outbuilding and lean-to style outbuilding, and the erection of a single storey timber framed outbuilding with a corrugated metal roof • Replacing the existing gate posts and picket style gate with new timber posts and a 5-bar timber gate • Insertion of single pan-tile vent in the tiled front roof slope of the two-storey part of the dwellinghouse • Re-pointing of the stonework on the dwellinghouse's front, side and rear elevations <p>Members then 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 Method Statement KET/2019/0867/2 received on 27th January 2020.
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3. The hereby approved outbuilding shall be externally finished in oak cladding and corrugated dark grey tin roofing materials in accordance with Drawing Number: 1907-02, received 9th December 2019.
4. The hereby approved outbuilding (as shown on Drawing Number: 1907-02, received 9th December 2019) shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such.

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

(Voting: Unanimous)

The application was therefore

APPROVED

19.PC.60.5 KET/2019/0868

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.7 Full Application: Replacement gate in existing opening. Proposed store/outbuilding and repointing of all elevations at 20 Corby Road, Little Oakley for Mr & Mrs Ravenscroft</p> <p>Application No: KET/2019/0868</p> <p><u>Speaker:</u></p> <p>Peter Ravenscroft attended the meeting as addressed the committee as the applicant for the proposed development stating that the applications brought before the committee were necessary in order to modernise the house and to ensure that all of the building within the land were of the same materials. Mr Ravenscroft also stated that there was no impact on neighbouring amenities.</p>	<p>Members received a report about a proposal for which Listed Building Consent was being sought for:</p> <ul style="list-style-type: none">• Internal improvements and alterations comprising of removal and re-positioning of internal walls on ground-floor; removal and re-positioning of internal walls on first-floor; replacement of internal window in first-floor; removing old kitchen and bathroom fittings and replacing with new• Removal of an existing timber outbuilding and lean-to style outbuilding, and the erection of a single storey timber framed outbuilding with a corrugated metal roof• Replacing the existing gate posts and picket style gate with new timber posts and a 5-bar timber gate• Insertion of single pan-tile vent in the tiled front roof slope of the two-storey part of the dwellinghouse• Re-pointing of the stonework on the dwellinghouse's front, side and rear elevations <p>Members then 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 works to which this consent relate shall be begun before the expiration of 3 years from the date of this consent.
2. The development hereby permitted shall not be carried out other than in accordance with the approved plans and information detailed below:
 - a) Proposed Plans, Sections & Elevations (Drawing Number 1907-02 Rev B; received 29th January 2020)
 - b) Method Statement (Reference Number KET/2019/0868/2; received 27th January 2020).

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

(Voting: Unanimous)

The application was therefore
APPROVED

19.PC.60.6 KET/2019/0898

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.8 Full Application: Replacement dwelling at 84 Warkton Lane, Kettering for Mrs A Shukla</p> <p>Application No: KET/2019/0898</p> <p><u>Speaker:</u></p> <p>None</p>	<p>Members received a report about a proposal for which planning consent was being sought to demolish the existing dwelling and erect a new two storey detached dwelling with attached swimming pool.</p> <p>Members then 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. 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.
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 first floor North and South elevations or roof planes of the building.
5. Works audible at the site boundary will not exceed the following times unless with the written permission of the Local Planning Authority or Environmental Health. Monday to Friday 08.00 to 18.00 hrs, Saturday 08.30 to 13.30 and at no time whatsoever on Sundays or Public/Bank Holidays. This includes deliveries to the site and any work undertaken by contractors and sub-contractors.
6. Prior to the commencement of development including demolition, a Demolition and Construction Management Plan which shall include details of suitable access and egress from the site for construction vehicles and measures to minimise dust from the works 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.
7. The parking area hereby approved shall be provided prior to the first occupation of the building hereby permitted and shall be permanently retained and kept available for the parking of vehicles.

8. The development hereby permitted shall not be occupied until visibility splays of 2 metres by 2 metres have been provided at the junction of the access road with the public highway, and these splays shall thereafter be permanently kept free of all obstacles to visibility over 0.9 metres in height above carriageway level. REASON: In the interests of highway safety in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.
9. 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.
10. The dwelling hereby permitted shall not be occupied until details of hard and soft landscaping to the front of building has been submitted and approved in writing by the Local Planning Authority. The approved landscaping shall be maintained as approved thereafter.
11. No development other than demolition shall take place until a plan prepared to a scale of not less than 1:500 showing details of existing and intended final ground and finished floor levels has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.
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 building, structure or other alteration permitted by Classes A, B, C, D and E of Part 1 of Schedule 2 of the Order shall be erected or constructed on the application site.

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

(Voting: Unanimous)

The application was therefore

APPROVED

19.PC.60.7 KET/2019/0701

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.2 Full Application: External wall render at 17 Regal Drive, Kettering for Mrs K Lisowska</p> <p>Application No: KET/2019/0701</p> <p><u>Speaker:</u></p> <p>None</p>	<p>Members received a report about a proposal for which planning consent was being sought for the installation of external wall insulation finished in a cream render (Pastel 001) as stated in the application form. The wall installation has a thickness of 53mm. The installation will be on the front, side and rear elevations.</p> <p>Members then 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 finished colour of the external wall insulation shall be cream (Pastel colour 001) as confirmed in the application form.

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

(Voting: Unanimous)

The application was therefore
APPROVED

19.PC.60.8 KET/2019/0789

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.4 Full Application: Replace boundary fence with brick wall and gates. Outbuilding to rear (Part Retrospective) at 115 Dunkirk Avenue, Desborough for Mr D Nolan</p> <p>Application No: KET/2019/0789</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 the replacement boundary fence with a brick wall and gates with an outbuilding/garage. The scheme is part retrospective with the replacement wall and the garage partially completed. This work has since ceased on site.</p> <p>Members then 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 plan numbers S01, SK01, SK02, SK02, SK03A received on 08/11/19.
2. The materials to be used in the construction of garage/outbuilding hereby permitted shall be those as stated in the application form.

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

(Voting: Unanimous)

The application was therefore
APPROVED

**(The Committee exercised its delegated powers to act in the matters marked *)*

(The meeting started at 6.30 pm and ended at 8.22 pm)

Signed.....

Chair