

**BOROUGH OF KETTERING**

**PLANNING COMMITTEE**

**Meeting held: 10<sup>th</sup> June 2020**

**Present:** Councillor Ash Davies (Chair)  
Councillors Linda Adams, Scott Edwards, David Howes,  
Clark Mitchell, Jan O'Hara, Mark Rowley, Greg Titcombe,  
Lesley Thurland

**20.PC.11 APOLOGIES**

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

It was noted that Councillor Scott Edwards was acting as a substitute for Councillor Shirley Stanton and Councillor David Howes as a substitute for Councillor Cliff Moreton.

**20.PC.12 DECLARATIONS OF INTEREST**

None

**20.PC.13 ANY ITEMS OF BUSINESS THE CHAIR CONSIDERS TO BE URGENT**

None.

**20.PC.14 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. Six 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:-.

**20.PC.14.1 KET/2029/0696**

<u>Proposed Development</u>	<u>Decision</u>
<p>*4.1 Full Application: Demolition of dormer bungalow and erection of two storey dwelling and shed to rear at 43 High Street, Harrington for Mr &amp; Mrs Jackson Stops</p> <p>Application No: KET/2019/0696</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 it was only due to the change of personnel within Historic England that led to change in opinion and subjective objection to the proposed development. Councillor Hakewill also stated that the application would positively enhance the local area and conservation area and had support from the Parish Council.</p> <p>Susan Jackson Stops attended the meeting and addressed the committee as the applicant for the proposed development stating that the dwelling was being developed as a place to retire. Mrs Jackson Stops also stated pre-application advice had marked the application as acceptable before the change in personnel.</p>	<p>Members received a report about a proposal for which planning permission was being sought for the demolition of the existing chalet style house and the erection of a four-bedroom two-storey L-shaped (footprint) dwelling house and the erection a single storey outbuilding to the rear.</p> <p>The Planning Officer addressed the committee and in recognition of the officer recommendation for refusal on grounds of harm to heritage asset, advised that the issue of impact on the setting and significance of the scheduled ancient monument was to be determined in accordance with national and local planning policies</p> <p>An update stated that The Gardens Trust had responded to consultation but confirmed they did not wish to comment on the proposals at this stage.</p> <p>Members stated that the proposed development was an opportunity to enhance the local area and that the application would have a positive impact on the surrounding visual amenity.</p> <p>During debate members were reminded that if approval was to be granted then members would need to be satisfied that the proposed development did not negatively impact the condition or local historic surroundings.</p> <p>Officers also advised on the scope of any planning conditions were members minded to approve this application</p> <p>Following debate it was proposed by Councillor Edwards and seconded by Councillor O'hara that the application be approved subject to conditions to be delegated to officers.</p> <p>It was agreed that the application be <b>APPROVED</b> subject to a comprehensive set of conditions which the Committee agreed could be delegated to Officers to draft and issue in due course.</p>

*(Members voted on the motion to APPROVE the application)*

*(Voting: For: Unanimous)*

*The application was therefore*  
**APPROVED subject to conditions delegated to Officers**

<u>Proposed Development</u>	<u>Decision</u>
<p>*4.2 Full Application: Two storey side extension with render and stone, and addition of 2 no. windows at first floor southeast and southwest elevations at Appleton Farmhouse, Rothwell Road, Harrington for Mr &amp; Mrs Bray</p> <p>Application No: KET/2019/0870</p> <p><u>Speaker:</u></p> <p>Councillor Jim Hakewill attended the meeting and addressed the committee as ward councillor for the proposed development. Councillor Hakewill stated that the attractive application would not have massively detrimental effect on the surrounding area due to its hidden location and that subjective opinions had changed during the application process.</p> <p>Richard Bray attended the meeting and addressed the committee as the applicant for the proposed development stating that the development would provide additional space for his growing family and that the application had received support from the Parish Council. Mr Bray also stated that the development would enhance the area whilst working with a local architect who specialised in listed building extensions.</p>	<p>Members received a report about a proposal for which consent was being sought for a two-storey side extension, on the northeast side set back from the front elevation.</p> <p>Members raised concerns regarding the need to protect listed buildings and the need not to set a dangerous precedent in allowing developments on protected sites.</p> <p>Members also debated that the original building had already received multiple historic extensions and that the use of local architect would be sympathetic in terms of the materials used to minimise the impact on the historic building.</p> <p>Following debate it was recommended by Councillor Howes and seconded by Councillor Thurland that the application be approved with conditions imposed and delegated to officers.</p> <p>During the voting process the motion to approve the proposed application fell resulting in the application being refused in line with the officers recommendation.</p> <p>It was agreed that the application be <b>REFUSED</b> for the following reasons</p>

- The proposed two storey extension would result in a development that would adversely impact upon the grade II listed building and its setting as it would fail to respect the open setting of the farmhouse by way of its scale and form. It would also result in harm to the rural approach to the village and the Harrington Conservation Area. It is therefore contrary to Section 72(1) and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and conflicts with Part 16 of the NPPF and Policies 2(b) and 8(e) of the North Northamptonshire Joint Core Strategy

*(Members voted on the motion to APPROVE the application)*

*(Voting: For: 4; Against 5)*

*The application was therefore*

**REFUSED**

<u>Proposed Development</u>	<u>Decision</u>
<p>*4.3 Application for Listed Building Consent: Two storey side extension with render, to create kitchen. Alterations to existing kitchen to create dining room including 1 no. window blocked and creation of new opening with glazed doors to northwest elevation. Block 1 no. window in utility room. Creation of first floor bedroom with ensuite and addition of 2 no. windows at first floor level to southeast and southwest elevations at Appleton Farmhouse, Rothwell Road, Harrington for Mr &amp; Mrs Bray</p> <p>Application No: KET/2019/0871</p> <p><u>Speaker:</u></p> <p>Councillor Jim Hakewill attended the meeting and addressed the committee as ward councillor for the proposed development. Councillor Hakewill stated that the attractive application would not have massively detrimental effect on the surrounding area due to its hidden location and that subjective opinions had changed during the application process.</p> <p>Richard Bray attended the meeting and addressed the committee as the applicant for the proposed development stating that the development would provide additional space for his growing family and that the application had received support from the Parish Council. Mr Bray also stated that the development would enhance the area whilst working with a local architect who specialised in listed building extensions.</p>	<p>Members received a report about a proposal for which consent was being sought for a two-storey side extension, on the northeast side set back from the front elevation.</p> <p>Members raised concerns regarding the need to protect listed buildings and the need not to set a dangerous precedent in allowing developments on protected sites.</p> <p>Members also debated that the original building had already received multiple historic extensions and that the use of local architect would be sympathetic in terms of the materials used to minimise the impact on the historic building.</p> <p>Following debate it was recommended by Councillor Howes and seconded by Councillor Thurland that the application be approved with conditions imposed and delegated to officers.</p> <p>During the voting process the motion to approve the proposed application fell resulting in the application being refused in line with the officers recommendation.</p> <p>It was agreed that the application be <b>REFUSED</b> for the following reasons</p>

1. The proposed extension by virtue of its design, scale and location, would be detrimental to the special historic and architectural character of the grade II listed building. Therefore, this proposal is considered to be contrary to Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy 16 of the

National Planning Policy Framework and Policy 2 of the North Northamptonshire Joint Core Strategy.

*(Members voted on the motion to APPROVE the application)*

*(Voting: For: 4; Against 5)*

*The application was therefore*  
**REFUSED**

<u>Proposed Development</u>	<u>Decision</u>
<p>*4.4 Full Application: Conversion and extension of outbuilding to form annex at 3 Middle Lane, Stoke Albany for Mrs S Clennett</p> <p>Application No: KET/2020/0024</p> <p><u>Speaker:</u></p> <p>Molly Phillips attended the meeting and addressed the committee as the agent on behalf of the applicant stating that the proposed development was to be built in order to form an accessible living area for a dependent relative. The application was to improve life quality of the resident and would not negatively impact any neighbouring amenity or impact any parking requirements.</p>	<p>Members received a report about a proposal for which planning permission was being sought for the conversion and extension of the existing outbuilding to form 1 no. residential annexe.</p> <p>The Planning Officer addressed the committee and provided an update which stated amended plans had been received which removed 'kitchen-diner' use.</p> <p>Members raised questions as to if the residential annexe could be used as a second home/dwelling. Officers confirmed to members that additional planning permission would be required if the annexe was to be used for any alternative use to what was being discussed.</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 <b>APPROVED</b> subject to the following conditions:</p>

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.
2. The development shall conform in all aspects with the plans and details shown in the application as listed below including amended plan ref: 124-709/Rev. B; received 12.03.2020 (i.e. without a kitchen or dining room); and be retained thereafter for the life of the development.
3. Notwithstanding the details submitted, no development shall commence on site until samples of all materials to be used in the external construction of this development are provided on site and details (including photographs) are submitted for approval in writing by the Local Planning Authority. Development shall only take place in accordance with the approved details and be retained thereafter.
4. The use of the hereby-approved development/residential annexe shall remain ancillary to 3 Middle Lane, Stoke Albany; and shall not be separated or sub-divided or used as independent dwelling/accommodation.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development shall be carried out in respect of the hereby approved under Classes A, B, C, D, or E of Part 1 of Schedule 2 of GPDO 2015.
6. Demolition or construction on site shall not occur other than between the hours Monday to Friday 08:00 to 18:00 Hrs, Saturday 08:30 to 13:30 Hrs 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.
7. 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.
8. Notwithstanding details shown on the hereby-approved plans, the proposed roof light(s) shall be flush-fitting conservation type (e.g. VELUX GGL MK08 3570H Conservation Pine Laminated Centre Pivot Roof Window 78x140cm; OR similar)

*(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>*4.5 Full Application: Demolition of garages and erection of a dwelling at 20 - 24 Underwood Road (land between), Rothwell for Mr A Elliott</p> <p>Application No: KET/2020/0049</p> <p><u>Speaker:</u></p> <p>Susan Alden provided a written statement in objection to the proposed development stating that if approved the proposed development would have a detrimental impact on neighbouring amenity including natural light and privacy.</p>	<p>Members received a report about a proposal for which planning permission was being sought for the demolition of a garage block consisting of four single garages and the construction of a part single storey and part two-storey detached dwelling.</p> <p>The Planning Officer addressed the committee and provided an update which stated that there had been a typing error within the report in relation to relevant planning history.</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 <b>APPROVED</b> subject to the following conditions:</p>

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.
2. 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 be carried out using the following approved external facing and roofing materials:
  - a) Marley slate - Edgemere smooth grey concrete interlocking roof tile
  - b) Weber Weberpral M Monocouche Render 'Chalk'
  - c) Ibstock Red Brick.
4. Prior to first occupation, the parking areas should be provided on site in accordance with Plan L.10A and shall thereafter be set aside and retained for those purposes.
5. The window at first floor level on the east side elevation shall be glazed with obscured glass and any portion of the windows that is within 1.7m of the floor of the room where the window is installed shall be non-openable. The window shall thereafter be maintained in that form.
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 additional openings permitted by Schedule 2, Part 1 Classes A or C shall be made in any side elevation or roof plane of the building.

7. 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 extension or alteration to the roof permitted by Classes A, B or C of Part 1 of Schedule 2 of the Order shall be constructed on the application site.
8. The approved landscaping scheme, as shown on Plan MS1030 (received on the 12th March 2020) shall be carried out in the first planting and seeding seasons following the first occupation of the dwelling house. 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.
9. 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.
10. The proposed removal of asbestos shall be undertaken in full accordance with the measures specified within the Proactive Asbestos Control Limited's 'Plan of Work Asbestos Removal' document (Reference number: PAC32640, received on the 6th March 2020).
11. No gates, barrier or means of enclosure shall be erected across a vehicular access within 5.5m of the highway boundary.

*(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 8.13 pm)*

*Signed.....*

*Chair*