

BOROUGH OF KETTERING

PLANNING COMMITTEE

Meeting held: 26th May 2020

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

20.PC.07 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 Ian Jelley as a substitute for Councillor Cliff Moreton.

20.PC.08 DECLARATIONS OF INTEREST

None

20.PC.09 ANY ITEMS OF BUSINESS THE CHAIR CONSIDERS TO BE URGENT

None.

20.PC.10 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. Four 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.10.1 KET/2020/0075

<u>Proposed Development</u>	<u>Decision</u>
<p>*4.1 Full Application: Conversion of garage to habitable accommodation and increase roof height at 81 Blandford Avenue, Kettering for Ms L Hyde</p> <p>Application No: KET/2020/0075</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This application had been withdrawn from the agenda to enable sufficient consultation with all neighbours and would be brought before the committee at a future date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>

<u>Proposed Development</u>	<u>Decision</u>
<p>*4.3 Approval of Reserved Matters (EIA): All details in respect of KET/2015/0967 for 241 dwellings at Hanwood Park (Parcels R12, R13 & R14), Westleigh Road (land adj), Kettering for Mr P Shah BDW Trading Ltd</p> <p>Application No: KET/2019/0852</p> <p><u>Speaker:</u></p> <p>Stephen Elliott attended the meeting and addressed the committee as a third party objector to the proposed development. Mr Elliott raised concerns with regards to the positioning of windows within the proposed development in relation to privacy concerns. Objections were also raised in relation to the overshadowing caused by boundary fencing.</p>	<p>Members received a report about a proposal for which reserved matters approval was being sought for 241 dwellings, the landscaping details for Warkton Gardens South (lozenge shaped open space) and the north-south footpath to the east of parcel R14.</p> <p>Members raised questions regarding the parking allocation for each property as well as raising concerns regarding road width, sustainability, open spaces and the buffer strips between existing properties and the proposed de elopement boundary,</p> <p>Clarification was provided to members by officers which confirmed that the total number of bedrooms per dwelling provided the standard for the number of allocated spaces. It was also stated that conditions were in place that would ensure that adequate tree planting would take place before the occupation of the site and that the maintenance of the site as part of a S106 agreement would be subject to a management company that would involve local residents.</p> <p>Following debate it was recommended by Councillor Thurland and seconded by Councillor Edwards that the application be approved in line with the officers recommendation.</p> <p>It was agreed that the application be APPROVED subject to the following conditions:</p>

1. This consent relates to the amended and approved plans identified in the schedule below;
2. Notwithstanding the provisions of the Town and Country (General Permitted Development) (England) Order 2015 or any Order amending, revoking and re-enacting that Order (with or without modification) no rear or side extensions, additional openings or outbuildings or structures shall be erected, created or inserted in to any of the following plots;
8,9, 31,32, 43, 44,183-216, 245, 303 and 306-319.

3. Prior to the first occupation of any of the properties hereby permitted, construction and lighting details including timeframe for completion and opening to the public of the footway/cycleway located along the eastern boundaries as shown on the approved plans Site Layout R14 112H received 09/03/20 shall be submitted and approved in writing by the Local Planning Authority. The footway/cycleway shall be constructed and opened in accordance with the approved details and thereafter be maintained in accordance with the approved details.
4. Prior to the commencement of any works including any tree felling, tree pruning, demolition works, soil moving, temporary access construction/widening, or any operations involving the use of motorised vehicles or construction machinery on the development parcels covered by this consent (R12, R13 or R14) the tree and hedgerow protection fencing shall be erected in the accordance with the positions shown within the Tree Protection Plan drawing number 9280-T-03 contained with the FPCR David Wilson Homes (South Midlands) Kettering (Phase 2) Arboricultural Method Statement October 2019 and thereafter maintained and retained until the completion of the development parcels. No activities including the storage of materials, shall be undertaken in these areas at any time.
5. Prior to the commencement of any works in relation to the pedestrian connection between Westleigh Road and the parcels hereby approved or the commencement of any construction works in relation to any of the following plots 236-245, 303, 304, 351-355, 316 and 339 full details of the proposed pedestrian link between Westleigh Road and the development including tree protection measures and precise path alignment, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be completed in accordance with the approved details prior to the first occupation of any of the aforementioned plots.
6. Notwithstanding the details within the submitted drawing Soft Landscape Proposals - Warkton Gardens (South) GL0024 24 dated 17/02/2020, instead of the proposed tree species Himalayan Birch (TP5 *Betula utilis jacquemontii*), Silver Birch (*Betula pendula*) shall be planted in the identified locations and instead of the proposed Norway Maple (Tp2 and Tp3 *Acer platanoides*), field maples (*Acer campestre*) shall be planted.
7. The Warkton Gardens South open space shall be laid out and planted including the play equipment within the LEAP and open for use prior to the occupation of the 122nd dwelling hereby permitted.
8. Notwithstanding the submitted plans, prior to construction of building above damp course on any of the following plots; 173-191, 191-209, 206-216, 245, 303-319 & 319-338, full planting details for the hedgerow (including trees) improvement on the boundaries for all of the aforementioned plots shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of any of these plots and all hedges and trees shall thereafter be maintained to the heights identified in the scheme, unless the prior written approval of the Local Planning Authority is received to remove any of the trees or hedging.
9. Prior to the first occupation of any of the plots 230-235 inclusive, details of vehicular gates to be erected to restrict access to the parking court serving these plots, shall be submitted to and approved in writing by the Local Planning Authority.

These gates shall be erected prior to the first occupation of any of these plots and thereafter maintained in accordance with the approved details for the lifetime of the development.

10. The window at first floor level on the north facing side elevation of plot 191 shall be glazed with obscured glass. The window shall thereafter be maintained in that form.

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

(Voting: For: Unanimous)

The application was therefore
APPROVED

<u>Proposed Development</u>	<u>Decision</u>
<p>*4.4 Full Application: 1 no. dwelling at 18 Elm Road (adj to) Burton Latimer for Mr S Langley Concept Developments SK Ltd</p> <p>Application No: KET/2020/0087</p> <p><u>Speaker:</u></p> <p>Gina Cleverly 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 residential amenity,</p> <p>Councillor John Currall attended the meeting and addressed the committee as the Ward Councillor for the proposed development raising objections due to the detrimental impact the proposed development would have due to the loss of light and amenity for neighbouring properties. Councillor Currall also stated the development was not in keeping with the local area.</p> <p>Shaun Langley provided a written statement as the applicant for the proposed development which stated that the application had taken into consideration neighbour concerns and that the site was capable of delivering a dwelling with little or no negative effect on neighbouring properties.</p>	<p>Members received a report about a proposal for which Planning consent was being sought to erect a detached two storey house with associated parking.</p> <p>The Planning Officer addressed the committee and provided an update which stated that an amended plan had been received which removes an incorrect annotation on the plan regarding the height measurement. It was confirmed that no other changes had been made to the plan. The maximum height was 7.6m as set out in the Officer's report.</p> <p>Members raised concerns regarding the severe loss of amenity to neighbouring properties and the loss of light that will be endured by the immediate neighbours. Objections were also raised by members in relation to the proposed development being out of character with the local area and the detrimental highways impact.</p> <p>Following debate it was proposed by Councillor Rowley and seconded by Councillor Edwards that the application be refused due to the overbearing/overdevelopment of the proposed development and the detrimental loss of amenity/light associated with the application.</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 REFUSED for the following reasons:</p>

1. By reason of the position, proximity and relationship of the dwelling to surrounding properties the proposal would have a dominant and unacceptable impact toward the living conditions of neighbours including through a loss of light. As such the development would result in detrimental harm to the residential amenity of adjoining properties contrary to Policy 8 (i) of the North Northamptonshire Joint Core Strategy and inconsistent with the paragraph 127(f) of the NPPF.

2. By reason of its design the proposal would result in an unsympathetic feature in the location harmful to the character and appearance of the streetscape and the surrounding built environment. The application therefore is contrary to 8(d) of the North Northamptonshire Joint Core Strategy 2011-2031 and is inconsistent with paragraph 127 and 130 and chapter 12 of the NPPF.

(Members voted on the motion to REFUSE the application)

(Voting: For Refusal; Unanimous)

The application was therefore
REFUSED

<u>Proposed Development</u>	<u>Decision</u>
<p>*4.2 Approval of Reserved Matters: Appearance, landscaping, layout and scale of Plot E in respect of KET/2013/0827 (7 no. plots for uses B1(Offices), B2 (Industrial), B8 (Storage), C1 (Hotel) and associated car parking) at Old Cransley Iron Works, Northampton Road, Broughton for St Francis (Kettering) Ltd</p> <p>Application No: KET/2017/0459</p> <p><u>Speaker:</u> None.</p>	<p>Members received a report about a proposal for which reserved matters consent was being sought for 5.no commercial units which fall within Planning Use Classes B1 (business) and B2 (general industry).</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 approved plans and details below.
2. The access, parking and manoeuvring areas shown on the approved plan shall be completed and made available for use prior to the occupation of the units they serve and shall be retained thereafter and kept available for such purposes.
3. Before any external plant is used on the development hereby approved a noise assessment that outlines the likely impact on any noise sensitive property, and the measures necessary to ensure that the noise does not affect the local amenity of residents shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall be determined by measurement or prediction in accordance with the guidance and methodology set out in BS4142: 2014. Once approved the use hereby permitted shall be operated in accordance with the approved details and thereafter maintained in this approved state at all times.

(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