

BOROUGH OF KETTERING

PLANNING COMMITTEE

Meeting held: 15th July 2020

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

20.PC.20 **APOLOGIES**

Apologies for absence were received from Councillors Shirley Stanton.

It was noted that Councillor Scott Edwards was acting as a substitute for Councillor Shirley Stanton.

20.PC.21 **MINUTES**

RESOLVED that the minutes of the meetings of the Planning Committee held on 26th May 2020 be approved as a correct record

20.PC.22 **DECLARATIONS OF INTEREST**

None

20.PC.23 **ANY ITEMS OF BUSINESS THE CHAIR CONSIDERS TO BE URGENT**

None.

20.PC.24 **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.24.1 KET/2020/0107

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.3 Full Application: Replace conservatory with orangery at The Old Rectory, Cranford Road, Grafton Underwood for Mr & Mrs Chan</p> <p>Application No: KET/2020/0107</p> <p><u>Speaker:</u></p> <p>None</p>	<p>Members received a report about a proposal for which full planning permission was being sought for the removal of the single storey extension and its replacement (on the same footprint) with an ‘Orangery’ consisting of mostly timber glazed elevations on a low stone wall under a glazed metalled frame roof lantern.</p> <p>It was noted that the full height stone wall to the northern elevation shall be retained and form part of the proposal.</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 detailed below.
3. No work shall be carried out above slab level until full architectural details of the retained north elevation wall and the timber finishes 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 and shall remain in that form thereafter.
4. All works of repair, restoration and replacement (including re-pointing to the retained walls) shall exactly match the features on the original building.

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

(Voting: For: 7; Against 0; Abstain: 1)

The application was therefore
APPROVED

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.4 Application for Listed Building Consent: Replace conservatory with bespoke timber-framed orangery with double glazing and roof lantern</p> <p>Application No: KET/2020/0108</p> <p><u>Speaker:</u></p> <p>None</p>	<p>Members received a report about a proposal for which full planning permission was being sought for the removal of the single storey extension and its replacement (on the same footprint) with an 'Orangery' consisting of mostly timber glazed elevations on a low stone wall under a glazed metalled frame roof lantern.</p> <p>It was noted that the full height stone wall to the northern elevation shall be retained and form part of the proposal.</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 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.
3. All works of repair, restoration and replacement (including re-pointing to the retained walls) shall exactly match the features on the original building.

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

(Voting: For: 7; Against 0; Abstain: 1)

The application was therefore
APPROVED

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.5 Full Application: Two storey rear extension with linked access to existing care home, demolition of outbuildings and additional parking at The Yews, 73 Kettering Road, Burton Latimer for Mr G Khaw, The Yews Residential Home For The Elderly</p> <p>Application No: KET/2020/0176</p> <p><u>Speaker:</u></p> <p>James Leigh provided a written statement as a third party objector to the proposed development which stated that that the application would have had a detrimental impact on neighbouring properties and that the development resulted in an overdevelopment which was not in keeping with the character of the local area.</p>	<p>Members received a report about a proposal for which planning permission was being sought for a two-storey rear extension consisting of 16 bedrooms with linked access to existing care home, demolition of outbuildings and additional parking.</p> <p>Members raised concerns regarding the visual impact of the proposed development and raised concerns regarding highways safety with regards to the access point to the site.</p> <p>It was heard that enhanced conditions could be included which would enable additional works to be carried out in order to maximise the efficiency of the entrance point and to alter the materials of the proposed cladding to something more sympathetic to the area.</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. Construction 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. No development shall take place until a plan 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.
5. Prior to Construction a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction works.
6. No trees shall be felled during the bird besting season (March- August inclusive) unless written recommendation to do so has been provided by an Ecologist and

submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

7. The development shall not proceed above slab level until a detailed scheme of the trees shown on approved Site Plan (SK01E) along the southern boundary, which shall specify species, planting sizes, spacing and numbers of trees to be planted has been submitted to and approved in writing by the by the Local Planning Authority. The submitted scheme shall involve the provision of trees at a planting height of at least 2m and capable of growing to at least 4m in height. The approved scheme shall be carried out prior to first occupation. The approved trees 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. The trees shall be allowed to grow to a height of no less than 4m and retained at least at that height thereafter.
8. The development shall not progress above slab level until details of the types and colours of all external facing and roofing materials to be used and details of the hard-surfacing materials 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. All external walls to shown as being constructed in stonework on the approved plans shall not be laid, coursed or pointed other than in accordance with a sample panel which shall have been constructed on site and approved in writing by the Local Planning Authority prior to the commencement of construction of any such external walls. As approved, the sample panel shall be retained on site and kept available for re-inspection throughout the construction period.
10. No works shall proceed above slab level until full details of all windows, doors (including their surrounds), verge detailing and rainwater goods and precise details of the method of connection between the existing building and the proposed building 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.
11. Prior to construction above slab level full details of remodelled access arrangements shall be provided to and approved in writing by the local planning authority. These details shall include no gates within 5.5m of the highway (footway), 2x2m visibility splays. In addition, details of a cycle storey shall be provided and approved in writing. The development shall be carried out in accordance with the approved details which shall be in place prior to first occupation and remain in that form thereafter.
12. The parking and turning spaces shown on approved site plan drawing SK01E shall be provided and made available for use prior to first occupation of the building and shall be permanently retained and kept available for that purpose.
13. Any damage (or repair work required) to the boundary wall shall be repaired using materials that match the existing.
14. The extended parapet proposed to the existing building shall be constructed in materials that match the existing wall.

15. The building hereby permitted shall be used as a care home and for no other use whatsoever.
16. 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: For: 5, Against: 3)

The application was therefore
APPROVED

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.6 Application for Listed Building Consent: Two storey rear extension with linked access to existing care home via a glazed link, demolition of outbuildings and additional parking at The Yews, 73 Kettering Road, Burton Latimer for Mr G Khaw, The Yews Residential Home For The Elderly</p> <p>Application No: KET/2019/0177</p> <p><u>Speaker:</u></p> <p>None</p>	<p>Members received a report about a proposal for which Listed Building Consent for a two-storey rear extension consisting of 16 bedrooms with linked access to existing care home, demolition of outbuildings and additional parking.</p> <p>Members raised concerns regarding the visual impact of the proposed development and raised concerns regarding highways safety with regards to the access point to the site.</p> <p>It was heard that enhanced conditions could be included which would enable additional works to be carried out in order to maximise the efficiency of the entrance point and to alter the materials of the proposed cladding to something more sympathetic to the area.</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.
3. No works shall proceed above slab level until precise details of the method of connection between the existing and the proposed building 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. All works of repair, restoration and replacement to existing and boundary walls (including re-pointing) and the proposed extension to the parapet shall exactly match the features on the original building.

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

(Voting: For 5, Against: 3)

The application was therefore

APPROVED

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.2 Full Application: 4 no. dwellings at 21-23 Church View Road (land at), Desborough for Mt D Cekrezi, Blythe Homes Ltd</p> <p>Application No: KET/2020/0092</p> <p><u>Speaker:</u></p> <p>Mark Marshall attended the meeting and addressed the committee as the agent on behalf of the applicant stating that the proposed development had been reduced following officer recommendations and consultation feedback and that all neighbour concerns had been addressed. There would be minimal disruption to neighbouring properties and the development would positively enhance the local area.</p>	<p>Members received a report about a proposal for which planning permission was being sought for four detached residential dwelling. two two-storey dwellings at the front of the site and two bungalows to the rear.</p> <p>It was noted that the applicant had been through the pre-application advices process and had made amendments during the scheme to reduce the scale of the rear bungalows, amend parking and access layouts and a number of other elements though discussion with the case officer.</p> <p>The Planning Officer addressed the committee and provided an update which stated that an additional condition was to be included to ensure surface water from the access does not run onto the highway.</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. Prior to the commencement of development a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction.
4. 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 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) 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 Local Planning Authority);
- (iii) completion of post-excavation analysis, preparation of site archive ready for deposition at a store (Northamptonshire ARC) approved by the Local 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 Local Planning Authority.
5. No above groundwork shall take place until full details of the surface water drainage scheme for the site, based on the SUDS consent design plan ref.2363-057B have been 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. The scheme shall include 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) and details of management and maintenance.
 6. 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, 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.
 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. The development shall not be occupied until the approved scheme has been fully implemented in accordance with the approved details.
 8. No development above slab level shall occur until full details of the proposed bat and bird boxes proposed within the Planning Statement (KET/2020/0092/4a) and the Sustainability and Energy Statement (KET/2020/0092/1) shall be submitted to and approved in writing by the Local Planning Authority, The approved boxes shall be located prior to first occupation of any dwelling.
 9. Works to implement this permission shall accord with the following times: Monday to Friday 08.00 to 18.00 hrs, Saturday 08.30 to 13.30 and at no time whatsoever on Sundays or Public/Bank Holidays. This includes deliveries to the site and any work undertaken by contractors and sub-contractors.
 10. 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.

11. The parking areas, garaging and private drive as depicted on approved plans 2363- 054A, 2363-052B and 2363-055 shall be provided prior to the first

occupation of the buildings hereby permitted and kept available for the parking of vehicles and manoeuvring around the site.

12. No gates, barrier or means of enclosure shall be erected across a vehicular access within 5.5m of the highway boundary. Any such feature erected beyond that distance shall be hung to open inwards away from the highway.
13. The maximum gradient over the first 5m distance from the access shall not exceed 1 in 15 and the surface shall be hard bound.
14. 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 constructed on the application site.
15. All dwellings shall be constructed to achieve a maximum water use of no more than 105 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);
16. 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.
17. There shall be no construction of the access hereby permitted, unless and until details of a positive means of drainage to ensure that surface water from the vehicular access does not discharge onto the highway, have been submitted to and approved in writing by the Local Planning Authority. Such approved details shall thereafter be installed and be operational prior to the first occupation of the first dwelling on site, and thereafter maintained at all times.

(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: Residential development for 3 no, single storey dwellings with access off Church View Road at Church View Road (land to the rear of 10, 14 & 16, Desborough for Mr P York</p> <p>Application No: KET/2020/0880</p> <p><u>Speaker:</u></p> <p>None</p>	<p>Members received a report about a proposal for which outline planning permission was being sought to construct a residential development on the site. The application was for outline with access considered in detail and all other matters reserved.</p> <p>It was noted that during this application the agent had reduced the number of dwellings from 5 to 3 dwellings within the site with each dwelling proposed to have a detached garage adjacent to the dwelling.</p> <p>The Planning Officer addressed the committee and provided an update which stated that in addition to a number of alterations within conditions, an additional condition was recommended to require details of drainage from site and to ensure all dwellings on site are built to achieve a maximum water use.</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. Approval of the details of the appearance, landscaping, layout and scale (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.
2. Plans and particulars of the reserved matters referred to in condition 1 above, relating to the appearance, layout and scale of any buildings to be erected and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.
3. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this planning permission.
4. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

5. The total number of dwellings within the approved site shall not exceed 3.
6. The dwellings hereby approved shall be of single storey design with a pitched roof, with no rooms above ground floor level. There shall be no openings in the roof planes. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015, (or any Statutory Instrument revoking, reenacting or amending that Order), following approval of reserved matters for a single storey design, no development under Schedule 2 Part 1 Class A, B, C, E shall be undertaken.
7. 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, 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.
8. Demolition and construction works shall not take place other than between the hours of Monday to Friday 08.00 to 18.00 hrs and at no time whatsoever on Saturdays or Sundays or Public/Bank Holidays. This includes deliveries to the site and any work undertaken by contractors and sub contractors.
9. Prior to the commencement of development a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction.
10. 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.

11. 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 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) 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 Local Planning Authority);
 - (iii) completion of post-excavation analysis, preparation of site archive ready for deposition at a store (Northamptonshire ARC) approved by the Local 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 Local Planning Authority.

12. Prior to first occupation of the development hereby permitted the vehicular access and parking spaces to serve each dwelling shall have been completed in accordance with the details shown on approved plan YORK/P4C and pedestrian visibility splays of at least 2.0m by 2.0m shall be provided on each side of the vehicular access. These splays shall thereafter be permanently kept free of all obstacles to visibility over 0.6m in height above the access/footway level.
13. The maximum gradient over the first 5m distance from the access shall not exceed 1 in 15.
14. No gates, barrier or means of enclosure shall be erected across a vehicular access within 5.5m of the highway boundary. Any such feature erected beyond that distance shall be hung to open inwards away from the highway.
15. Prior to the commencement of the development hereby permitted, details of a positive means of drainage to ensure that surface water from the vehicular access does not discharge onto the highway and/or Right of Way shall be submitted to and approved in writing by the Local Planning Authority. Such approved details shall thereafter be installed and operational prior to first use and thereafter maintained at all times.
16. Prior to the commencement of development, a scheme for the provision of the surface and waste water drainage shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved scheme.
17. All dwellings shall be constructed to achieve a maximum water use of no more than 105 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 Documentation G – Sanitation, hot water safety and water efficiency (2015 edition).

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

(Voting: For: Unanimous)

The application was therefore

APPROVED

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.7 Outline Application: Demolition of existing house and construction of 4 no. dwellings at Grey Gables, 15 Pytchley Road, Kettering for Mrs E R Pearce</p> <p>Application No: KET/2020/0207</p> <p><u>Speaker:</u></p> <p>Maria Ferrito attended the meeting and addressed the committee as a third party objector to the proposed development stating that the application is a severe overdevelopment of the site and is not in keeping with the character of the surrounding area. Maria Ferrito also stated that the proposed development was out of contrast to what is currently on the site and would lead to the loss of privacy and amenity for neighbouring properties.</p> <p>Tarquin Millican submitted a written statement on behalf of the applicant for the proposed development stating that the application design and layout was appropriate for the site and that there had been no objections from a number of statutory consultees.</p>	<p>Members received a report about a proposal for which outline planning permission was being sought with access (reserved for later determination: appearance, landscaping, layout and scale) for demolition of the existing house and construction of four dwellings. Access was proposed to be taken from its current location.</p> <p>Members raised concerns regarding the unsafe access point to the proposed site which would cause a detrimental impact to traffic flow on surrounding roads which were already at capacity.</p> <p>Members also raised concerns regarding the overbearing and overdevelopment of the site</p> <p>Following debate it was proposed by Councillor Thurland and seconded by Councillor Edwards that the application be refused due to the overdevelopment of the proposal site and the detrimental and cumulative impact on the character and appearance of the area as well as highway safety.</p> <p>It was agreed that the application be REFUSED for the following reasons</p>

1. By reason of its density and associated works including parking areas, driveways and garages the proposal fails to respect the open and verdant character of the site and surrounding density and fails to preserve the open setting of the adjacent Grade II Listed Wicksteed Park, which includes cumulative impacts when taken together with other recent housing developments either side of the site. The proposal has therefore also failed to demonstrate that the demolition of the existing dwelling on the site is justified. Thereby the proposal constitutes overdevelopment harmful to the visual amenities of the site, the area and the setting of the Grade II Listed Park. The application therefore is contrary to Policy 2 and 8 (d)i) of the North Northamptonshire Joint Core Strategy 2011-2031 and is inconsistent with paragraph 127, 130 and chapter 16 of the NPPF.
2. By reason of the proximity of the access point to the Lewis Road junction on to the heavily trafficked Pytchley Road and the increased intensification of its use together with the poor access arrangements proposed, that fail to meet highway standards, (including its narrow width and visibility) the development would result in an unacceptable impact on highway safety including cumulative impacts and

thereby have an adverse impact on highway safety in the locality of the proposed access. The application therefore is contrary to Policy 8 (b)i)ii) of the North Northamptonshire Joint Core Strategy 2011-2031 and is inconsistent with paragraph 108-110 of the NPPF.

(Members voted on the motion to refuse the application)

(Voting: For: Unanimous)

The application was therefore
REFUSED

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

(The meeting started at 6.00 pm and ended at 8.15 pm)

Signed.....

Chair