

BOROUGH OF KETTERING

PLANNING COMMITTEE

Meeting held: 11th August 2020

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

20.PC.30 APOLOGIES

Apologies for absence were received from Councillors Shirley Stanton and Jan O'hara.

It was noted that Councillors Scott Edwards was acting as substituted for Councillor Shirley Stanton.

20.PC.31 MINUTES

RESOLVED that the minutes of the meetings of the Planning Committee held on 24th June 2020 be approved as a correct record

20.PC.32 DECLARATIONS OF INTEREST

None

20.PC.33 ANY ITEMS OF BUSINESS THE CHAIR CONSIDERS TO BE URGENT

None.

20.PC.34 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. Two 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.34.1 KET/2019/0861

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.1 Full Application: 1 no. dwelling at 28 John Smith Avenue, Rothwell for Mr M payne</p> <p>Application No: KET/2019/0861</p> <p><u>Speaker:</u></p> <p>Karen Law submitted a written statement as a third party objector to the proposed development which stated that the application would have a major detrimental impact on the safety and parking of neighbouring properties.</p>	<p>Members received a report which sought planning permission for 1no. dwelling. The proposed dwelling was a 2 storey, detached dwellinghouse and with 3no. bedrooms. The proposed layout was to accommodate 3 vehicles onsite to the front of the dwelling and a small private garden to the rear.</p> <p>It was noted that the applicant had revised the proposal during the application to increase the offstreet parking from 2 to 3 and to show visibility splays for the access.</p> <p>Members raised concerns regarding parking and the possible overdevelopment of the site which would have had a detrimental impact on the amenity and safety of neighbouring properties.</p> <p>Following debate it was proposed by Councillor Thurland and seconded by Councillor Rowley that the application be refused contrary to the officers recommendation due to over development which adversely affects the amenity of neighbouring properties.</p> <p>The proposed off street parking was unsatisfactory and would result in additional vehicle uses along a cul de sac that has no suitable turning area but where vehicles commonly have to reverse the length of the cul de sac to exit.</p> <p>It was agreed that the application be REFUSED for the following reasons:</p>

1. The proposal on land adjacent to the existing dwelling is overdevelopment of a narrowing sized area and results in a building close to the side windows of the existing dwelling which is considered detrimental to the amenity of that dwelling. The space available for side or pedestrian access to the proposed development is narrow and restricted, also a symptom of overdevelopment.

The proposed off street parking shows three spaces to be accessed from beyond the end of the cul de sac outside the highway. The cul de sac has no suitable turning area and existing traffic and levels of parking have led to vehicles having to reverse the length of the cul de sac to exit. The additional vehicles generated by this development would exacerbate this problem to the detriment of the amenity of the area.

Therefore, the proposal is contrary to policy 8 of the North Northamptonshire Joint Core Strategy

(Members voted on the motion to REFUSE the application)

(Voting: For: Unanimous)

The recommendation was therefore
REFUSED

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.2 s.73A Retrospective Application: Single storey rear extension with ramp to front entrance at 3 Northumberland Road, Kettering for Mr N Blissett.</p> <p>Application No: KET/2020/0180</p> <p><u>Speaker:</u> None</p>	<p>Members received a report about a proposal for which Retrospective planning permission was being sought for a single storey rear extension, to be attached to the rear of an existing rear extension. The extension was to provide ensuite facilities to the existing rear extension which was currently in use as a ground floor bedroom.</p> <p>An access ramp was also proposed to the front, leading to the front door.</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. 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 north elevation or roof plane of the building.
3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match, in type, colour and texture, those on the existing building.

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

(Voting: For: Unanimous)

The application was therefore

APPROVED

20.PC.34.3

KET/2020/0261

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.3 Advertisement Application: 1 no. externally illuminated fascia sign and 1 free standing sign (non-illuminated) at 89 Polwell Lane, Barton Seagrave for Mr S Flavell.</p> <p>Application No: KET/2020/0261</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>*5.4 Full Application: Single storey side extension to form granny annexe at 42 Milldale Road, Kettering for Mr D Steptoe.</p> <p>Application No: KET/2020/0273</p> <p><u>Speaker:</u></p> <p>Hayley Steptoe submitted a written statement as the applicant for the proposed development which stated that the application was needed in order to accommodate a family members health condition and to provide accommodation for an elderly family member.</p>	<p>Members received a report about a proposal for which planning permission was being sought for a single storey flat roofed extension behind the existing garage, which incorporated the existing WC and utility room and comprised a bedroom and living area to provide an annexe.</p> <p>It was heard that amended and additional plans were received during the application process to reflect the slope of the rear garden in relation to the proposal and were reconsulted on for 10 days.</p> <p>Members agreed that the proposed development was satisfactory and saw no issue with approving the application as per the officer's recommendation.</p> <p>It was agreed that the application be APPROVED subject to the following conditions:</p>

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.
2. The development hereby permitted shall not be carried out other than in accordance with the amended plan number 20/4//1A and KET/2020/0273/2, received by the Local Planning Authority on 23rd June 2020.
3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match, in type, colour and texture, those on the existing building.
4. The window on the rear (east) elevation shall be high-level, non-opening and glazed with obscured glass, and thereafter shall be permanently retained in that form.
5. 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 side (north) and rear (east) elevation of the building.

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

(Voting: For Unanimous)

The application was therefore

APPROVED

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.5 Full Application: 2 no. detached single storey dwellings with associated parking and access at Leeks Farm (land at), High Street, Cranford for Ms A Buckley, C/O Berrys</p> <p>Application No: KET/2020/0287</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 two detached single storey dwellings with associated access and parking.</p> <p>Members sought to clarify that two vehicles could safely enter and exit the properties at the same time.</p> <p>Concerns were raised regarding the removal of trees due to the proposed development but members were satisfied that new trees were to be planted if approved.</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, 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.
4. No development above building slab level shall commence on site until full details of all windows, doors, timber finishes, verge detailing, rainwater goods and stone 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.
5. 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 roof planes of the buildings.

6. Prior to first occupation of the dwellings a scheme of landscaping which shall specify species, planting sizes, spacing and numbers of trees and shrubs to be planted and any existing trees to be retained shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be carried out in the first planting and seeding seasons following the occupation of the building, 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.
7. Prior to construction of the dwelling, there shall be submitted to and approved in writing by the Local Planning Authority a report identifying how the dwelling is to be constructed in order to achieve a maximum water use of no more than 110 litres per person per day in accordance with the optional criteria 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). Thereafter and before first occupation, evidence is to be submitted to and approved in writing by the Local Planning Authority to demonstrate that this requirement has been incorporated.
8. 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 hours, 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.
9. No development shall take place on site until details of the method of construction of the means of access have been submitted to and approved in writing by the Local Planning Authority. No other development shall take place on site until the access has been constructed in accordance with the approved details.
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.
11. No development above building slab level shall commence on site until a scheme for the provision of the surface 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.
12. No development above building slab level shall commence 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.
13. No development above slab level shall take place on site until details of refuse storage and presentation points for each dwelling has been submitted to and

approved in writing by the Local Planning Authority. The approved refuse storage and presentation points shall be provided before the occupation of any of the dwellings affected and retained as approved thereafter.

14. No development 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.

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

(Voting: For: Unanimous)

The application was therefore

APPROVED

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.6 Full Application: Two storey rear with first floor side extension, garage conversion and erection of outbuilding at 58 Gipsy Lane, Kettering for Ms S Collins</p> <p>Application No: KET/2020/0360</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 demolition of the lean-to Conservatory and the construction of a two-storey rear and side extension, and a detached single storey L-shaped outbuilding at the bottom of the garden.</p> <p>It was heard that the side extension was set back from the front elevation and the outbuilding comprises a shed, store and greenhouse.</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. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match, in type, colour and texture, those on the existing building.
4. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no additional openings permitted by Schedule 2, Part 1 Class A shall be made at first floor level in the side (northwest and southeast) elevations of the two-storey extensions hereby approved or in the rear (northeast) and side (northwest and southeast) elevations of the outbuilding hereby approved.

(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 s.73A Retrospective Application: Single storey rear extension, conversion of loft to habitable accommodation with 3 no. rear rooflights and erection of play tower and flag pole in rear garden at 7 Loddington Way, Mawsley for Mr & Mrs Jones</p> <p>Application No: KET/2020/0363</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 following development:</p> <ul style="list-style-type: none"> -Construction of a single storey rear extension to the attached double garage -Insertion of 3 no. rooflights in the rear roof plane of the dwellinghouse -Retrospective erection of (and alteration from the original unauthorised) children's climbing apparatus and flagpole in the rear garden. <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 (excluding the play tower which is dealt with under condition 2) shall be begun before the expiration of 3 years from the date of this planning permission.
2. Within 3 months of the date of this decision the children's play apparatus sited in the rear garden shall be relocated and redesigned in accordance with the approved plan numbers KET/2020/0363/2A, KET/2020/0363/12A, KET/2020/0363/13A, KET/2020/0363/14A, KET/2020/0363/15A and KET/2020/0363/19 received by the Local Planning Authority on 20/07/2020.
3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match, in type, colour and texture, those on the existing building.
4. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details shown in the table below and shall remain in that form in perpetuity.
5. The vehicular access, parking and manoeuvring facilities shall be carried out in accordance with the approved plans and shall, thereafter, be permanently set aside and reserved for such purposes.
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, B or C shall be made in the north-west elevation or any roof plane of the extension hereby permitted.

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

(Voting: For: Unanimous)

The application was therefore
APPROVED

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

(The meeting started at 6.00 pm and ended at 8.45 pm)

Signed.....

Chair