

**BOROUGH OF KETTERING**

**PLANNING COMMITTEE**

**Meeting held: 8<sup>th</sup> September 2020**

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

**20.PC.40** **APOLOGIES**

Apologies for absence were received from Councillor Shirley Stanton.  
It was noted that Councillors Scott Edwards was acting as a substitute.

**20.PC.41** **MINUTES**

**RESOLVED** that the minutes of the meetings of the Planning Committee held on 29<sup>th</sup> July 2020 be approved as a correct record subject to an amendment in relation to the refusal of Application No.KET/2019/0711 (wording previously circulated).

**20.PC.42** **DECLARATIONS OF INTEREST**

None

**20.PC.43** **ANY ITEMS OF BUSINESS THE CHAIR CONSIDERS TO BE URGENT**

None.

**20.PC.44** **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.44.1 KET/2020/0249**

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.1 Full Application: Creation of vehicular access at 79 and 81 Rockingham Road, Kettering for Mr E Nespors</p> <p>Application No: KET/2020/0249</p> <p><u>Speaker:</u></p> <p>The applicant addressed the meeting and provided clarification on highways issues in the vicinity of the application. He advised that visibility splays were not to scale and also that a metal fence had been removed to aid visibility. He also provided further information on vehicle movements within the site.</p>	<p>Members received a report which sought planning permission to create a vehicular access onto the A-Road Rockingham Road to create two off-road car parking places, one for the occupiers of 79 and one for the occupiers of 81.</p> <p>It was noted that metal railings from the front of the site had been removed during the course of the application.</p> <p>Members expressed concern for the safety of road users and pedestrians in the very busy Rockingham Road and queried whether a lamp-post that would need to be removed would be replaced. It was noted that this was a matter for the Highway Authority following application by the applicant.</p> <p>Other concerns were expressed regarding the speed of traffic and access for emergency services if the lamp-post was not removed. It was felt that visibility could also be obscured by trees and this would also affect the safety of cyclists.</p> <p>It was proposed by Councillor Thurland and seconded by Councillor Rowley that the application be refused contrary to the officers recommendation because of the potential danger to pedestrians and other road users and that the proposals would not help with parking congestion on Rockingham Road.</p> <p>It was agreed that the application be <b>REFUSED</b> for the following reasons:-</p>

1. The provision of a vehicular access in this location on a busy Class A road, where there is an inability for vehicles to enter and exit the site in a forward gear and insufficient vehicle to vehicle visibility will result in increased danger and reduced

highway safety for pedestrians, cyclists and drivers. As such the development is contrary to Policy 9 (b) I of the North Northamptonshire Joint Core Strategy .

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

*(Voting: For 6: Against 0; Not Voting 1)*

*The recommendation was therefore*  
***REFUSED***

*(Councillor Jan O'Hara joined the meeting at 6.21 pm)*

<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>Laura Kaye, Agent for the Applicant, attended the meeting and advised members that the applicant had worked with officers to come up with a proposal that would not be detrimental to neighbouring properties.</p>	<p>Members received a report which sought permission for 1 fascia sign and 1 free standing sign (non-illuminated).</p> <p>In view of the work the applicant had undertaken with officers to put forward a proposal that was not detrimental to neighbouring properties, and was in keeping with other premises in the area, it was agreed that the application was acceptable.</p> <p>It was agreed that the application be <b>APPROVED</b> subject to the following conditions:-</p>

1. Any advertisements displayed and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.
2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
3. When an advertisement is required under these Regulations to be removed, the removal (thereof) shall be carried out to the reasonable satisfaction of the Local Planning Authority.
4. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
5. Advertisements shall not be sited or displayed so as to obscure, or hinder the ready interpretation of any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).
7. No part of the fascia sign shall be illuminated at any time.

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

*(Voting: For 7; Not Voting 1)*

*The application was therefore*  
**APPROVED**

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.3 Full Application: Change of use of part of unused restaurant to A1 shop on ground and first floors at 26 High Street, Burton Latimer for Mrs A Kaur.</p> <p>Application No: KET/2020/0370</p> <p><u>Speaker:</u></p> <p>Councillor Ruth Groome, Ward Councillor, attended the meeting and spoke in support of the application, which would benefit a prominent part of the town and bring the building back into use.</p>	<p>Members received a report which sought planning permission to convert the site which formed part of a previous restaurant use into an A1 (retail) unit. To the front elevation at first floor, the insertion of a window was proposed.</p> <p>Debate ensued on the entrance to the premises and disabled access. The insertion of the window was also discussed, and it was noted that a window in the same position had been previously bricked up. Members debated whether the privacy of occupiers of properties opposite the site would be compromised, but it was considered that obscure glass was not reasonable.</p> <p>Discussion was also held on potential uses of the site.</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 detailed below.
3. Prior to the installation of the proposed window at first floor in the east (front) elevation full details, including glazing bar details, shall 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 the window retained in its approved form.

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

*(Voting: For 7; Not Voting 1)*

*The application was therefore*  
**APPROVED**

*(Councillor Cliff Moreton joined the meeting at 6.45 pm)*

*(Councilor Mark Rowley left the meeting at 6.57 pm)*

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.4 Full Application: Raised roof height to garage with extension to rear at 33 Copelands Road, Desborough for Mr N Hopkins.</p> <p>Application No: KET/2020/0433</p> <p><u>Speaker:</u></p> <p>Councillor Jim French addressed the meeting as Ward Councillor. The Applicant had been clear that no business would be run from the premises and any use would be incidental to the residential use.</p>	<p>Members received a report about a proposal which sought consent to extend the existing garage raise the height of the roof.</p> <p>Members noted the comments received from objectors in relation to the use of the garage, loss of light and storage of potential materials. It was felt that traffic congestion was not an issue.</p> <p>Discussion was held on increased shadowing to the neighbouring property's garden, but it was felt that gardens were of a sufficient size that this was not unacceptable.</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 in the table below.
3. The materials to be used in the construction of the external surfaces of the garage extension hereby permitted shall match, in type, colour and texture, those on the existing building.
4. The garage building hereby approved shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such.

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

*(Voting: For 7; Not Voting 1)*

*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 7.45 pm)*

*Signed.....*

*Chair*

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