

BOROUGH OF KETTERING

PLANNING COMMITTEE

Meeting held: 17th November 2020

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

20.PC.65 APOLOGIES

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

20.PC.66 MINUTES

RESOLVED that the minutes of the meetings of the Planning
Committee held on 6th October 2020 be approved as a
correct record.

20.PC.67 DECLARATIONS OF INTEREST

None

20.PC.68 ANY ITEMS OF BUSINESS THE CHAIR CONSIDERS TO BE URGENT

None.

20.PC.69 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. One
speakers submitted a written statement to the meeting and spoke on an
application 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.69.1 KET/2020/0166

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.1 Full Application: First floor side extension over existing garage with Juliette balcony to rear at 7 Roadins Close, Kettering for Mr S Giles</p> <p>Application No: KET/2020/0166</p> <p><u>Speaker:</u></p> <p>None</p>	<p>Members received a report which sought planning permission for the enlargement of the existing property through a first-floor extension above the existing garage. A ground and first floor extension was also proposed to extend the building line of the existing garage forwards (approximately 1.5 metres) to increase the size of the existing garage. The resulting development would have also provided an additional en-suite bedroom at first floor.</p> <p>The planning officer addressed the committee and provided an update on the proposed development which stated that reference to the rear Juliette balcony had been removed from the description of development to reflect amended plans which had been received and consulted on during the course of the application</p> <p>Members Initially questioned whether a hipped roof would be better positioned to lessen the impact on neighbouring properties before it was stated by officer that the proposed development was acceptable.</p> <p>Following debate it was proposed by Councillor Rowley and seconded by Councillor Michell 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. 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 Classes A or C shall be made in the north or south elevations of the development hereby approved.

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

(Voting: For Unanimous)

The application was therefore
APPROVED

20.PC.69.2 KET/2020/0188

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.2 Full Application: Refurbishment of car park and recreation/play facilities and demolition of single storey building at Churchill Way Car Park, Churchill Way, Burton Latimer for Mr G Holloway, Kettering Borough Council</p> <p>Application No: KET/2020/0188</p> <p><u>Speaker:</u></p> <p>None</p>	<p>Members received a report which sought planning permission the re-configuration of the existing site to provide an enlarged, 'level access' car park laid out in accordance with modern standards, to provide 72 'standard' parking spaces, 8 no. of disabled parking spaces, 10 no. cycle and 4 scooter/ motorcycle parking spaces. 7 no. of the parking spaces were to serve electric vehicles. CCTV surveillance was to be retained but relocated and possibly enhanced to provide security over the entire car park together with illumination. Existing play equipment was to be removed and replaced with new equipment to enhance play opportunities and experience within a re-configured play area. Other associated works were also proposed to enhance the overall function of the site and existing uses.</p> <p>It was heard that the proposed development was acceptable and that all concerns raised had been dealt with within the officers report.</p> <p>Following debate it was proposed by Councillor Edwards and seconded by Councillor O'Hara 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. 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. Notwithstanding the details already submitted, no development shall commence until a comprehensive lighting scheme prepared by a suitably qualified person has been submitted to and approved in writing by the Local Planning Authority. The approved lighting scheme shall be implemented in full and operational prior to first use of the development hereby approved and retained in that form thereafter.

4. The gradient of the access shall not exceed 1 in 15 within the first 10 metres of the edge of the adjoining highway (Churchill Way, Burton Latimer) and shall be retained in that form thereafter.
5. Prior to commencement of use, the proposed car park shall be finished with a top surface layer of black tarmac as specified within the 'Proposed Builders Work Plan' (Drawing no. BLC-LFA-ZZ-00-DR-A-1002 - Rev D2-P06) and retained in that form thereafter.
6. Notwithstanding the details already submitted, no demolition of buildings or use of the existing 'former stone masons yard' area as a public car park shall commence until a scheme for boundary treatments has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include full details of boundary treatments to the north of the site. Where new boundary treatments are to be erected, these shall be constructed from a stone rubble or brick material, with samples submitted to and agreed in writing by the Local Planning Authority and constructed to a height no less than 2 metres above existing ground levels. The northern boundary shall also include retention of part of the existing rear gable wall of the building to be demolished, which shall be cleaned back to natural stone and all paint and coatings removed. The use of the 'former stone masons yard' area as public car park shall not commence until the approved scheme has been fully implemented in accordance with the approved details, which shall be retained in that form thereafter.
7. Notwithstanding the details already submitted, full details of additional un-covered, secure cycle storage for a minimum of 6 additional bicycles shall be submitted to and approved in writing by the Local Planning Authority prior to use of the development hereby approved commencing. The approved additional details together with the secure covered cycle parking provision shown on drawing no. BLC-LFA-ZZ-00-DR-A-1000 Rev D2-P08 received by the Local Planning Authority on 20th August 2020 shall be implemented prior to use of the development hereby approved commencing, and retained in that form thereafter.
8. The Electric Vehicle Charging points shall be made operationally available for use within 36 months following substantial completion of the development hereby approved or the date when it is first operationally available for use, whichever is sooner, and retained in that form thereafter.
9. The specification of play equipment detailed in the 'Paddocks Equipped Play Area Development Proposal Statement' received by the Local Planning Authority on 24th July 2020 shall be fully implemented (or play equipment of an equivalent standard and specification) and made available for public use and retained in that form thereafter within 6 months of any of the existing play equipment within the site having been removed.
10. Demolition of the former stone masons building and walls shall be carried out in accordance with the Demolition Methodology Statement received by the Local Planning Authority on 24th July 2020.
11. Notwithstanding the requirements of condition 10, all stone rubble arising from demolition of the former stone masons building or walls within the site should be retained, graded and cleaned, and re-used within the construction of other boundary

walls within the site, unless it is demonstrated not to be physically possible or viable and is agreed in writing by the Local Planning Authority that this is the case.

12. 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 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-fieldwork assessment (to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority);
 - (iii) completion of post-fieldwork analysis, preparation of site archive ready for deposition at a store (Northamptonshire ARC) approved by the 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 Planning Authority.
13. Prior to the commencement of the development (including demolition or site clearance) hereby permitted, a non-verbose or repetitive, CTMP (Construction Traffic Management Plan) shall be submitted to and be approved in writing by the local planning authority. The Plan is to include the following elements;
 - Detailed work programme / timetable.
 - Site HGV delivery / removal hours to be limited to between 10:00 – 16:00
 - Detailed plan showing the location of on-site stores and facilities including the site compound, contractor/visitor parking and turning as well as un/loading point, turning and queuing for HGVs.
 - Details of debris management including programme to control debris spill/ tracking onto the highway to also include sheeting/sealing of vehicles and dust management.
 - Public liaison position, name, contact details and details of public consultation/liaison.
 - Provision for emergency vehicles.
14. Prior to the commencement of any car park re-surfacing works or works carried out below ground level, full details of measures to protect existing trees to be retained which are located within the site from damage during site clearance, demolition and construction phases, in accordance with BS 5837:2012'Trees in relation to design, demolition and construction' shall be submitted to and approved in writing by the Local Planning Authority. All works associated with the development shall thereafter, only be carried out in accordance with the approved written tree protection measures.
15. The cast iron bow top fence enclosing the re-configured play area hereby approved shall be finished in a gloss black paint and retained in that form thereafter within 6 months of the car park or play area being first made available for use, whichever is first.
16. The development shall not be carried out other than in full accordance with the submitted drainage plan (Drawing no. 100359-01-0500-02A) received by the Local Planning Authority on 24th July 2020 and retained in that form thereafter.

17. No development associated with the construction of the new wall and railings which encloses the approved play area shall commence until details of the types and colours of all external materials to be used, together with samples, have been submitted to and approved in writing by the Local Planning Authority (excluding the use of reclaimed, graded and cleaned stone materials derived from demolition within the site). The development shall not be carried out other than in accordance with the approved details.

18. Prior to completion of the development hereby approved 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 submitted scheme shall also seek to ensure that natural surveillance across the site is maximised and opportunities for crime and disorder are minimised through choice of planting and their location. In addition, the submitted landscape scheme shall include native species of planting and planting identified as pollinators within the context of the Kettering Borough Council 'Local Pollinator Strategy'. The approved scheme shall be carried out in the first planting and seeding seasons following commencement of use of the public car park and play area hereby approved, 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.

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

(Voting: For Unanimous)

The application was therefore
APPROVED

20.PC.69.3 KET/2020/0322

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.3 Full Application: Two storey rear extension at 3 Rockingham Way, Burton Latimer for Miss R Begum</p> <p>Application No: KET/2020/0322</p> <p><u>Speaker:</u></p> <p>Stephen Hicks provided a written statement as an agent on behalf of the applicant which stated that the proposed development had been amended during the consultation stage in order to deal with concerns raised by neighbours in relation to the retention of privacy.</p>	<p>Members received a report which sought full planning permission for the erection of a two storey rear extension. It was noted that the proposal had been amended from the original scheme for a single storey rear extension with balcony above.</p> <p>The Planning Officer addressed the committee and provided an update which stated that It should be noted that the single storey element of the extension has been built under permitted development rights.</p> <p>Members initially raised concerns regarding the visual impact the proposed development could have ad on neighbouring properties also raising concerns with the overpowering/overlooking nature of the development.</p> <p>Following debate it was proposed by Councillor Rowley and seconded by Councillor Titcombe 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. 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. The windows at first floor level on the side and rear elevations 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 windows shall thereafter be maintained 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 Classes A or C shall be made in the first floor side and rear elevation or roof plane of the building.

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

(Voting: For: 4, Against 3, Abstain: 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 8.32 pm)

Signed.....

Chair

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