

**BOROUGH OF KETTERING**

**PLANNING COMMITTEE**

**Meeting held: 19<sup>th</sup> January 2021**

**Present:** Councillor Mark Rowley (Chair)  
Councillors Linda Adams, Scott Edwards, David Howes,  
Clark Mitchell, Mark Rowley, Lesley Thurland, Greg  
Titcombe, Ian Jelley and Cliff Moreton.

**20.PC.82** **APOLOGIES**

Apologies were received from Cllr Jan O'Hara, with Cllr Ian Jelley attending as substitute

**20.PC.83** **MINUTES**

**RESOLVED** that the minutes of the meetings of the Planning Committee held on 17<sup>th</sup> November 2020 be approved as a correct record.

**20.PC.84** **DECLARATIONS OF INTEREST**

Cllr Edwards and Cllr Adams declared interests in items 5.2 and 5.3  
Due to connection with KHAZBM and Cllr Moreton as Ward Councillor for item 5.1

**20.PC.85** **ANY ITEMS OF BUSINESS THE CHAIR CONSIDERS TO BE URGENT**

None.

**20.PC.86** **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, one written statement was also submitted.

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:-.

**21.PC.86.1 KET/2020/0295**

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.1 Full Application: Formalisation of existing access track comprising the laying of a gravel filled eco-grid system edged with a flush level kerb stones</p> <p>Application No: KET/2020/0295</p> <p><u>Speaker:</u></p> <p>Mr Ian Rhodes attended the meeting and addressed the committee as the applicant for the proposed development. Mr Rhodes provided a written statement outlining further information that would assist the application. Mr Rhodes explained that the proposed development would have multiple functions, including strengthening the current infrastructure. Mr Rhodes advised that the proposals had been widely supported by multiple agencies.</p>	<p>Members received a report which sought planning permission for the formalisation of the existing access track comprising of the laying of a gravel filled eco-grid system, which is to be edged with a flush level kerb stones.</p> <p>The Committee heard no update from the Planning Officer.</p> <p>No comments</p> <p>After debate, it was proposed by Cllr Mitchell and seconded by Cllr Jelley that the application be approved as per the officers recommendation.</p> <p>It was agreed that the application be <b>APPROVED</b> for the following reasons:-</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 section of access track located between the edge of the highway and the gated entrance shall only be surfaced with a hard bound material and permanently retained in that form thereafter.
4. The access track shall be implemented in full accordance with the 'profile sketch of kerb and road' ref KET/2020/0295/3 received by the Local Planning Authority on 26th June 2020, and permanently retained in that form thereafter.

*Voting: For - Unanimous*

**21.PC.86.2 KET/2020/0696**

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.2 KBC Own Development: External alterations and extensions to include conversion of café to Museum entrance, new ramps, removal of trees and creation of new public areas</p> <p>Application No: KET/2020/0696</p> <p><u>Speaker:</u></p> <p>Reverend David Walsh attended the meeting and addressed the committee as a third-party member of public in favour of the application. Rev Walsh expressed his pleasure at the proposal, however did raise concerns surrounding the pathway, the provision of lighting and CCTV. Rev Walsh asked for cooperation between the Authority and the church.</p>	<p>Members received a report on behalf of Kettering Borough Council which sought planning permission for the external alterations and extensions, including the conversion of the café to a Museum entrance, new ramps, removal of trees and creation of new public areas</p> <p>The Committee heard an update outlining the response from Historic England, which welcome the revisions to the scheme following concerns raised by Historic England previously.</p> <p>Councillors expressed their thanks to officers who have worked very hard on the application, but agreed with Rev Walsh that anti-social behaviour needs to be managed under the new proposals. Councillors also asked whether materials could be used again from areas knocked down under the proposal.</p> <p>Further comments were made supporting Rev Walsh's comments and communication with the church was advised. In addition, numerous Councillors advised that any trees cut down for the proposal be replaced, with further comments seeking support for the bee population around the area. Cllr Edwards raised concerns that the Blitz Tea Room is referred to as "Former", and would like clarification on whether this business has closed down completely to whether it will be relocated.</p> <p>Councillors raised further concerns surrounding the glass used in relation to the sunlight, and whether the glass would be tinted.</p>

	<p>It was proposed by Cllr Edwards and Seconded by Councillor Jelley that the application be approved subject to further conditions outlining the replanting of lost trees.</p> <p>It was agreed that the application be <b>APPROVED</b> for the following reasons:-</p>
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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 information detailed below.
3. The development hereby permitted shall not be carried out other than in accordance with the recommendations laid out in the approved Preliminary Ecological Appraisal and Bat Roost Potential Survey issued October 2020 referenced 20-1533.01 the associated Addendum issued November 2020 referenced 20-1533.03 and the Arboricultural Survey issued October 2020 referenced 20-1533.01 as compiled by Delta-Simons.
4. 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. The Plan shall include details of retaining the availability of the walkway through the archway in the wall to the northern edge of the site for the duration of the build and details of how the Listed Buildings shall be protected.
5. No earthworks or groundworks 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.
6. 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.

NOTE: The above shall include a provision of a Level 3 (as defined by Historic England) building recording survey of the Manor House to allow for enhanced documentary research.

7. The following works:

- Any works to the roof structure of any building on-Site. This includes external works as well as any disturbance to the enclosed roof void and internal ceiling;
- Any creation of a structure within 4 m of the eaves or any potential bat access point as identified by a licenced bat ecologist;
- Removal of the vegetation on the elevations of the buildings; and
- Alterations/increase to external lighting.

shall not in any circumstances take place until the local planning authority has been provided with and approved in writing either:

- a) A licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development to go ahead; or
- b) Written confirmation from Natural England that the application site has been registered with the Bat Low Impact Class Licence scheme; or
- c) A statement in writing from a suitably qualified ecologist to the effect that they do not consider that the specified activity/development will require a licence.

8. Prior to installation of the following articles full design details of the CCTV system, external lighting and the cycle & bin storage areas shall be provided to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and shall be in place and available for use prior to first use and shall remain in that form thereafter.

9. Prior to the removal of Virginia Creeper from the building facade full details of how it will be removed and dealt with shall be provided to and approved in writing by the local planning authority. The development shall take place in accordance with the approved details.

10. The proposal shall be carried out in accordance with external materials and finish details (including the finishes to balustrades and railings etc.) that shall first be approved in writing by the local planning authority prior to those works being undertaken and shall remain in that form thereafter.

11. All external brick walls 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.

12. No works shall take place above slab until full details of all windows, doors (and their surrounds), timber finishes, verge detailing and rainwater goods 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.

13. All works of repair, restoration and replacement are to exactly match the original features, unless otherwise approved in writing by the Local Planning Authority.

REASON: To protect the architectural and historic interest of the building in accordance with Policy 2 of the North Northamptonshire Joint Core Strategy.

14. Prior to construction above slab level a scheme of landscaping (including details of the hard surfacing materials and the 'Green Wall') 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.

15. No Plant Machinery whatsoever shall be installed on the roof of the development hereby permitted other than within the yellowed 'Plant Zone' shown on the approved plan (SK)48A for the duration of the development.

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.

*Voting: For – 7*

*Abstention - 1*

**21.PC.86.3 KET/2020/0697**

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.3 KBC:Listed Building/Conservation Area Consent Applications: External alterations and extensions to include conversion of existing café to Museum entrance, new ramps, creation of new public areas. Internal alterations to create exhibition space and offices, change toilet layout and replace staircase</p> <p>Application No: KET/2020/0697</p> <p><u>Speaker:</u></p> <p>There were no speakers on this application.</p>	<p>Members received a report on behalf of Kettering Borough Council which sought Listed Building Consent for the external alterations and extensions, including the conversion of the café to a Museum entrance, new ramps, removal of trees and creation of new public areas, as well as internal alterations to create exhibition space and offices, a change toilet layout and to replace the staircase.</p> <p>It was agreed that the application be <b>APPROVED</b> for the following reasons:-</p>

1. The works to which this consent relate shall be begun before the expiration of 3 years from the date of this consent.

REASON: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and to prevent an accumulation of unimplemented consents.

2. The development hereby permitted shall not be carried out other than in accordance with the approved plans and information detailed below.

REASON: In the interest of securing an appropriate form of development in accordance with Policy 2 of the North Northamptonshire Joint Core Strategy.

3. The proposal shall be carried out in accordance with external materials and finish details (including the finishes to balustrades and railings etc.) that shall first be approved in writing by the local planning authority prior to those works being undertaken and shall remain in that form thereafter.

REASON: In the interest of visual amenity and in accordance with Policy 2 and 8 of the North Northamptonshire Joint Core Strategy.

4. All external brick walls 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.

REASON: In the interests of preserving the historic interest of the listed building in accordance with Policy 2 of the North Northamptonshire Core Spatial Strategy.

5. No works shall take place above slab until full details of all windows, doors (and their surrounds), timber finishes, verge detailing and rainwater goods 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.

REASON: In the interests of protecting the character and appearance of the Conservation Area and Listed Buildings in accordance with Policy 2 and 8 of the North Northamptonshire Joint Core Strategy.

6. Prior to installation of the following articles full design details of the CCTV system, external lighting and the cycle & bin storage areas shall be provided to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and shall be in place and available for use prior to first use and shall remain in that form thereafter.

REASON: In the interests of planning out crime and visual amenity in accordance with Policy 2 and 8 of the North Northamptonshire Joint Core Strategy.

7. All works of repair, restoration and replacement are to exactly match the original features, unless otherwise approved in writing by the Local Planning Authority.

REASON: To protect the architectural and historic interest of the building in accordance with Policy 2 of the North Northamptonshire Joint Core Strategy.

8. No Plant Machinery whatsoever shall be installed on the roof of the development hereby permitted other than within the yellowed 'Plant Zone' shown on the approved plan (SK)48A for the duration of the development.

REASON: In the interests of visual amenity and in accordance with Policy 2 and 8 of the North Northamptonshire Joint Core Strategy.

*Voting: For - Unanimous*



**21.PC.86.4 KET/2020/0742**

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.4 Full Application: 1 no. dwelling with detached garage</p> <p>Application No: KET/2020/0742</p> <p><u>Speaker:</u></p> <p>Mr Kenneth Golding addressed the committee as a third-party objector to the proposed development.</p> <p>Mr Golding raised concerns relating to the loss of light the proposed development would cause into his property. Mr Golding also raised concerns regarding privacy issues, should the proposed development be approved.</p>	<p>Members received a report on behalf of Kettering Borough Council which sought planning permission for one new dwelling with detached garage.</p> <p>The Committee heard an update that there was an additional condition proposed relating to working hours.</p> <p>Multiple Councillors raised concerns regarding the area space to erect a new dwelling. Further concerns were raised supporting Mr Golding's comments regarding the potential loss of light. Regarding Mr Golding's loss of Privacy comments, Councillors asked that the windows proposed to be overlook neighbours be obscured and un-opening.</p> <p>Following debate, it was proposed by Cllr Edwards and seconded by Cllr Thurland that the application be refused contrary to officer's recommendation due to detrimental impact on neighbouring amenity.</p> <p>It was agreed that the application be <b>REFUSED</b> against recommendation for the following reason:-</p>

*Due to the close proximity and relationship of the proposed two storey dwelling to the ground floor side windows of number 28 Ise Vale Avenue, the development would cause an unacceptable loss of light to a habitable room where the only source of light to this room is from these side windows. This would detrimentally harm the residential amenities of the occupiers of this property contrary to Policy 8 of the Northamptonshire Joint Core Strategy and the NPPF.*

*Voting for the amendment to REFUSE:*

*For – 7*

*Abstention - 1*