

BOROUGH OF KETTERING

Committee	Full Planning Committee - 11/10/2011	Item No: 5.4
Report Originator	Anne Dew Senior Development Officer	Application No: KET/2011/0371
Wards Affected	Welland	
Location	The Pastures (land off), Stoke Albany Road, Desborough	
Proposal	Renewal of Extant Permission (Full): KET/2008/0397 (Traveller caravan park consisting of 7 no. plots and amenity buildings)	
Applicant	Mr F Smith	

1. PURPOSE OF REPORT

- To describe the above proposals
- To identify and report on the issues arising from it
- To state a recommendation on the application

2. RECOMMENDATION

THE DEVELOPMENT CONTROL MANAGER RECOMMENDS that this application be APPROVED subject to the following Condition(s):-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended) and to prevent an accumulation of unimplemented planning permissions.

2. The site shall not be occupied by any persons other than Gypsies and Travellers as detailed in paragraph 15 of ODPM Circular 01/2006.

REASON: This open countryside site is acceptable in policy terms for this use but not for general residential use.

3. No development 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.

REASON: In the interests of the visual amenities of the area in accordance with policy 13(h) of the North Northamptonshire Core Spatial Strategy.

4. 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 conditions 1 to 4 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 4 has been complied with in relation to that contamination.

1. 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)'.

2. 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.

3. 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 (referred to in PPS23 as a validation 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.

4. 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 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 2, 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 3.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

5. All planting, seeding or turfing comprised in the approved details of landscaping as detailed in drawing no. 06/233 shall be carried out in the first planting and seeding season following the occupation of the of the site or the completion of the development whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of development die, are removed or become seriously diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

REASON: In the interests of amenity in accordance with policy 13(h and o) of the North Northamptonshire Core Spatial Strategy.

6. Disposal of surface water and waste water from the site shall be carried out in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

REASON: To minimise flood risk in accordance with the requirements of PPS25 and policy 13(q) of the North Northamptonshire Core Spatial Strategy.

7. Before the development hereby permitted is first occupied the boundary screening on drawing no. 4041-10 B shall be erected or constructed and shall be permanently maintained in that form thereafter.

REASON: In the interests of amenity on accordance with policy 13 (h and l) of the North Northamptonshire Core Spatial Strategy.

8. 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. The agreed details shall be fully implemented before the use hereby permitted is commenced, or the site occupied, whichever is the sooner.

REASON: To ensure a satisfactory means of access to the highway in accordance with policy 13(d) of the North Northamptonshire Core Spatial Strategy.

9. 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.

REASON: In the interests of the amenities of the area and to clarify some of the details shown on drawing no. 4041-10B in accordance with policy 13 (l and o) of the North Northamptonshire Core Spatial Strategy.

Notes (if any) :-

- With regards to C4, due to the underlying geology present throughout Northamptonshire at which the levels of some naturally occurring contaminants frequently exceed the levels at which the risk to human health would be considered acceptable for residential land use; it is expected that there may be unacceptable risks to future occupiers of the site therefore the required investigations must take naturally occurring contaminants into consideration. Further guidance on Contaminated Land investigations can be found in the Northants Contaminated Land Group Developers Guide. This document is downloadable at www.kettering.gov.uk/downloads/developers_guide_may_04.pdf

Justification for Granting Planning Permission

The proposal has some conflict with policies 1, 9, 13 and 17 of the North Northamptonshire Core Spatial Strategy but this is not outweighed by the remaining balance of policy in support of the proposal. In addition, the material considerations arising from ODPM Circular 01/06, and Planning Policy Statements/Guidance Notes 1, 3 and 7 have also been taken into account and which partly support the application. Where there is conflict this does not by itself or cumulatively outweigh the policy presumption in favour of the proposal.

Officers Report

3.0 Information

Relevant Planning History

KET/2008/0397 Traveller caravan park consisting of 7 no. plots and amenity buildings. APPROVED 10.07.2008.

KET/2008/0270 Erection of a new office and machinery unit for storage and distribution of aggregates. REFUSED 14.05.2008. The application was refused on the grounds of unjustified development in the open countryside and insufficient information submitted regarding traffic movements to assess impact.

KE/04/1182 Change of use to traveller transit site and erection of toilet block, office and stationing of mobile home. Approved 23.02.2005. This permission was never implemented.

Planning History on land to (but not adjoining) the south west of the site

KET/2009/0155 Change of use from paddock to Traveller Site. Erection of community building, utility facilities, and vehicular access. APPROVED 01.07.2009. This permission has not been implemented but is extant. This permission was subject to a S106 Obligation dated 02.06.2009 which required the applicant not to commence the KET/2008/0397 development between the date of any permission granted and 10.07.2011 (the date the KET/2008/0397 planning permission expired) – i.e the KET/2009/0155 permission would be carried out instead of the previously approved scheme KET/2009/0397.

KET/2011/0016 Change of use from agricultural/ paddock to Mobile Home Retirement Park. Formation of access roads, parking and sewerage treatment works. REFUSED 31.05.2011 on the grounds of unjustified development in the open countryside; isolated location away from local services, local communities and facilities, resulting in reliance in the private car; adverse impact on the character and appearance of the open countryside; failure to mitigate the adverse impact of the development on upon local infrastructure and facilities; failure to demonstrate that affordable housing provision generated by the scheme has been met; failure to demonstrate that the package treatment plant will not result in water pollution and insufficient information submitted to assess the flood risks arising.

KET/2011/0504 Change of use from agricultural/ paddock to Mobile Home Retirement Park. Formation of access roads, parking and sewage treatment plant. Application pending.

Site Description

Officer's site inspection was carried out on 12.09.2011.

The site has an area of approximately 105m x 30m and is located in the open countryside off a small lane leading north- east from the Stoke Albany Road, Desborough. The lane currently serves the existing Kettering Borough Council owned Gypsy Traveller Caravan Site (The Pastures) which is located

approximately 100 metres to the north of the application site. The land also serves a pallet storage business immediately to the south west of the application site and a vehicle dismantling business.

In the past the application site has been used by a vehicle dismantling firm and therefore, can be classified as 'brownfield' land. At the time of the site visit a number of vehicles, machinery and a caravan were stored on site and there was also evidence of dumping on the site.

Proposed Development

This is an application for a new planning permission to replace planning permission KET/2008/0397 in order to extend the time limit for implementation. Planning permission KET/2008/0397 was for a change of use of the land to provide seven permanent plots for the siting of static/touring caravans for residential use by Gypsies and Travellers.

Each of the proposed plots is approximately 20 metres deep (north – south) with the remaining width of the site utilised by the vehicular access which will enter the site in its south-western corner and continue along the southern boundary.

The plots vary in width, plots 1 and 2 are 12.5 metres wide, plots 3 and 4 are 14.8 metres wide, plot 5 is 15.6 metres wide, plot 6 is 17.9 metres wide and plot 7 is 17.4 metres wide. Each plot has sufficient space for the siting of a static caravan (11m x 3.7m), an amenity building containing a utility room and shower room (semi-detached pairs for plots 2/3, 4/5 and 6/7), storage shed, gas bottle storage and parking space for a van and a car. Plots 6 and 7 allow for the siting of a larger (15.25m x 6m) static caravan.

A sewerage treatment plant is included in the south east corner of the site.

Any Constraints Affecting The Site

None.

4.0 Consultation and Customer Impact

Desborough Town Council Support the application but it needs to be implemented with extreme urgency to meet identified needs. Presume this is the 'transit' site which is supported.

Wilbarston Parish Council Support this application subject to the applicant agreeing to the revocation of planning permission KET/2009/0155.

Highway Authority No objections subject to the same conditions regarding access, drainage and illumination as were imposed on KET/2008/0397.

Police No objections. Reference is made to the Fire and Rescue Service recommendations covering the installation of community fire safety measures, minimum specifications for vehicular access routes, provision of fire hydrants and waste and recycling provision.

Environment Agency No objection to the renewal of planning permission, subject to the same conditions.

Neighbours No third party representations received.

5.0 Planning Policy

National Policies

PPS1 Delivering Sustainable Development

PPS3. Housing

PPS7. Development in Rural Areas

PPG13. Transport

PPG23. Planning and Pollution Control

PPG24 Planning and Noise

PPG25. Planning and Flood Risk

ODPM Circular 01/2006: Planning Gypsy and Traveller Caravan Sites
Communities and Local Government Consultation: Planning for Traveller Sites

Development Plan Policies

East Midlands Regional Plan

P2. Promoting Better Design

P3. Distribution of New Development

P11. Development in the Southern Sub Area

P16. Regional Priorities for Provision for Gypsies, Travellers and Travelling Show People

P26. Protecting and Enhancing the Regions Natural and Cultural Heritage

P35. A Regional Approach to Managing Flood Risk

P48. Regional Car Parking Standards

North Northamptonshire Core Spatial Strategy

P1. Strengthening the Network of Settlements

P9. Distribution and Location of Development

P13. General Sustainable Development Principles

P14. Energy Efficiency and Sustainable Construction

P17. Gypsies and Travellers

Local Plan

P7. Protection of the Local Countryside

SPGs

Sustainable Design SPD

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. The Principle of Development
2. Sustainability of the Site
3. Landscape Implications
4. Impact on Residential Amenity
5. Highway Safety Implications
6. Drainage
7. Sustainable Development

Extensions to the time limits for implementing existing planning permissions was brought into force on 1 October 2009 via the Town and Country Planning (General Development Procedure) (Amendment No. 3) (England) Order 2009. In determining planning applications for extensions of time, Local Planning Authorities should focus their attention on development plan policies and other material considerations, including national policies which may have changed significantly since the grant of planning permission and these matters are considered below.

1. The Principle of Development

The principle of a Gypsy/ Traveller site on this was considered acceptable under the previous planning permission KET/2008/0397. The principle of the use was established by the previous planning permission in 2004 (KE/04/1182) for the use of the land as a transit site.

Although situated in the open countryside and relatively remote from the nearest sizable settlement of Desborough, its proximity to the existing Pastures Gypsy/ Travellers site, its brownfield history and the pressing need to provide further accommodation of this type were material considerations which weighed heavily towards granting planning permission.

The 2008 planning permission (KET/2008/0397) was considered against ODPM Circular 01/06, the Gypsy and Traveller Accommodation Assessment and policies 9 and 17 of the North Northamptonshire Core Spatial Strategy. Circular 01/06 (in conjunction with the 2004 Housing Act) has created a statutory duty for local authorities to assess Gypsy/ Traveller demand for accommodation in their area and then make provision to meet that demand through the planning process. Northamptonshire Countywide Traveller Unit coordinated a Gypsy and Traveller Accommodation Assessment (GTAA) which was published in March 2008. For Kettering Borough it concluded that 18 further residential pitches should be provided by 2017. At the time of dealing with the 2008 application no further permanent consents had been granted for Gypsy pitches and the need at that time as identified in the GTAA was for 18 pitches.

There have been some changes in policy since the consideration of planning permission KET/2008/0397. The Government has announced its intention to

withdraw Circular 1/2006 in favour of a new light-touch guidance on provision for Gypsies and Travellers. In April 2011 the Government published the 'Planning for Travellers Site Consultation', which expired on 4th August 2011. The proposed changes within this consultation document are designed to give Local Planning Authorities powers to meet site provision in their area, in consultation with the local community, to ensure greater fairness in the planning system and align policy more closely to other housing policy and be more streamlined and effective. Whilst this consultation document and Government intentions are a material consideration, Circular 01/2006 does still remain national policy and as such greater weight has been given to this in the determination of this application.

It is worth pointing out that the GTAA is currently under review, however, its findings have not yet been published and until this time, the authority is working with the 2008 figures to establish need.

The other main change is that RSS8 (Regional Spatial Strategy for the East Midlands) was replaced by the East Midlands Regional Plan in March 2009. Policy 16 of the East Midlands Regional Plan requires that Local Authorities should identify land for additional pitch provision and provision should be made for the minimum additional pitch requirements set out in Appendix 2 in the Plan. Appendix 2 of the Regional Plan identifies a need for a further 2 pitches in the borough up to 2012. This figure takes into account the 7 pitches for the Pastures granted under (KET/2008/0397) for which this current application seeks to extend the time limit. It also takes into account 1 pitch granted a permanent planning permission at Stoke Albany Road (KET/2008/0423 and 1 pitch granted at Braybrooke (Springfields's reference KET/2007/0478).

Since the publication of the East Midlands Regional Plan, the one pitch granted at Springfields has been implemented, however the remainder of the sites have not been delivered. The permission for 1 pitch at Stoke Albany Road has not yet been occupied and the 7 pitch site at the Pastures is the subject of this planning application. Planning permission was granted under KET/2009/0155 for a further 10 pitches at the Pastures (this site is located to the south west of the application site, separated by the existing commercial uses which immediately adjoin the site to the south west). This permission has not been implemented and evidence to date indicates that that it is unlikely to come forward as the owner of this site (who also owns the current application site) has alternative plans for the site. These pitches should only be counted towards meeting the outstanding need if there is a reasonable chance they will be implemented. Accordingly the current identified need up until 2012 is for 12 pitches and a further 7 pitches up until 2017. If planning permission were granted for an extension of time for the current application, there is a reasonable chance that the site will be delivered as the authority are currently in discussions with the owner and as such this would reduce the identified need by 7 pitches.

Whilst considered unlikely, if planning permission KET/2009/0155 for 10 pitches were implemented as well as the current application for 7 pitches, there would be a further 17 pitches in addition to the existing 15 pitches at The

Pastures. A Unilateral Undertaking was in place under KET/2009/0155 which covenanted the applicant not to commence the KET/2008/0397 development for 7 pitches between 1 July 2009 and 10 July 2011 (when KET/2008/0397 expired) therefore meaning that KET/2009/0155 would be implemented instead of KET/2008/0397. Following discussion with the applicant they are not prepared to enter into such an agreement on the current application, thus granting planning permission for the 7 pitch, whilst unlikely, could mean that both permissions could be implemented. The officer report for the 10 pitch site (KET/2009/0155) states that 'the legal agreement effectively removes any concern that the proposal could result in an over concentration of such uses in the immediate borough or an over provision on the Borough as a whole.' It is important to note that the UU was submitted independently by the applicant as part of his original submission and was not submitted at the request/ insistence of the LPA. It is also worth noting that this UU did not refer to the 2004 consent (KE/04/1182) for a transit site, which did not expire until February 2010, and as such both this and the consent for 10 pitches could have both been implemented. Given this background, the evident current need for at least 18 Gypsy pitches in the area to 2017, and the fact that the scheme has generated little objection from the local community, in policy terms it is not considered necessary for a similar UU to be put in place.

Whilst it is evident from the GTAA there is a need for additional pitches for Gypsies and Travellers in order to meet current and future need, this identified need must be balanced with other material considerations, including advice in Circular 01/2006 and policies in the North Northamptonshire Core Spatial Strategy and these issues are discussed below.

2. Sustainability of the Site

With respect to sustainability issues, there has been no change in policy since the determination of planning permission KET/2008/0397 with both applications being considered against Circular 01.2006 and policies 13 and 17 of the North Northamptonshire Core Spatial Strategy. Policy 17 'Gypsies and Travellers' of the North Northamptonshire Core Spatial Strategy sets out the following criteria that needs to be met where a need is identified for additional accommodation for Gypsies

(a) be in accordance with locational requirements set out in Policy 9 of the Core Spatial Strategy and should also meet the criteria set out in policy 13 of the Strategy.

Policy 9 of the Core Spatial Strategy as referred to in policy 17, requires that development is distributed to strengthen the network of settlements, being principally directed to the urban core, and new building development in the open countryside shall be strictly controlled. In addition policy 9 identifies that priority will be given to the reuse of suitable previously developed land and buildings within the urban area, followed by other available land in urban areas.

Policy 13 (c and k) of the North Northamptonshire Core Spatial Strategy requires that developments maintain and improve the provision for accessible local services and community services and allow for travel to home, shops,

work and school on foot, by cycle and by public transport. Policy 13 (e) of the Core Spatial Strategy requires that developments incorporate measures to contribute to a target of 5% modal shifts in developments over the plan period.

The application site is located within the open countryside. Whilst policy 9 and 17 of the Core Spatial Strategy require that development be located within urban areas and development on the open countryside is strictly controlled, Circular 01/2006 is less strict stating that rural settings are acceptable in principle.

(b) not within an area designated as environmentally sensitive

The site is not located in an area designated as environmentally sensitive. The impact of the development on the landscape is considered under 'Landscape Implications'.

(c) should be closely linked to an existing settlement with an adequate range of services and facilities in order to maximise the possibilities for social inclusion

The application site is located within the countryside, located approximately 1.5 miles away from local services and facilities in Desborough town centre and has poor public transport links. The officer report for KET/2008/0397 commented as follows ; 'whilst it is recognised that the site will result in a heavy reliance on private transport to services within Desborough and that some potentially more sustainable sites might come forward in the future, the material considerations of planning history, proximity to the Pastures site, brownfield nature of the land and realistic near-term deliverability through government funding and KBC control are considered to outweigh any sustainability objection.' There has been no change in circumstances since the determination of KET/2008/0397 and it is considered that the reasons identified above still outweigh any sustainability objection.

In considering sustainability, Circular 01/2006 makes it clear that distance from services is not the only consideration. Consideration also needs to be given to the promotion of peaceful and integrated existence between the site and local community; the wider benefits to a GP and a school; the benefits a settled base has in reducing the need for long distance travelling and not being located in an area at a high risk of flooding.

3. Landscape Implications

In respect of landscape/ design policy, the only change that has occurred since KET/2008/0397 was determined is that the Structure Plan has been revoked and policy GS5 that dealt with design is no longer relevant. The requirements of policy GS5 are covered in the requirements of policy 13 of the North Northamptonshire Core Spatial Strategy and these were considered in the determination of planning permission KET/2008/0397.

Policy 13(h) of the Core Spatial Strategy requires that developments be of a high standard of design, architecture and landscaping, respect and enhance the character of its surroundings and be in accordance with the Environmental Character of the area.

The wider landscape character of the area has been identified by the Northamptonshire Environmental Character Strategy as falling within the western section of the Geddington Chase Wooded Clay Plateau. This is an area dominated by woodland and interspersed with open agricultural pasture land. Low boundary hedges are an important characteristic feature and the introduction of hedgerow trees is a key aspiration of the strategy.

At a more local scale, the surroundings are dominated by the reminders of the wartime construction of Desborough airfield. Larger hangar buildings are noticeable features in the landscape to the north, whilst to the south a small industrial estate has developed in an ad-hoc manner around redundant wartime airfield buildings. A number of isolated farms are also visible including West Lodge and its extensive Rural Centre to the south. Consequently, the immediate area has a less open and rural feel than the majority of the Wooded Clay Plateau with significant levels of built development visible from the site when viewed from more remote locations.

It was considered under planning permission KET/2008/0397 that although long views into the site are available from the West Lodge Rural Centre to the south-east, the site was considered to be generally well screened by natural vegetation and neighbouring development. Its impact upon the open countryside was not considered to be detrimental to public amenity. Physically on site there has been no material change in circumstances to the land both on and surrounding the application site. The only change that has occurred is that permission has been granted under 2009/0155 for the ten pitch site, however in the determination of this application (which has not yet been implemented) there could have been a scenario that the transit site and this site be implemented, thus resulting in a not dissimilar impact on the countryside. Details of lighting, landscaping and materials can be dealt with by condition as was the case with KET/2008/0397.

4. Impact on Residential Amenity

There have been no changes in policy since the determination of planning permission KET/2008/0397 in respect of residential amenity, with policy 13(l) of the North Northamptonshire Core Spatial Strategy being applicable. Policy 13(l) states that developments will not result in an unacceptable impact on the amenities of neighbouring properties of the wider area, by reason of noise, vibration, smell, light or other pollution, loss of light or overlooking. The site is located sufficiently far away from the existing Pastures site not to result in any residential amenity implications. The main concern under KET/2008/0397 was that the site is positioned immediately adjacent to the pallet storage site to the south west which could affect the amenity of future residents and have implications for activities of the pallet business. The view was taken on the previous application that the static caravans are separated from the use by the access road and a 2.4m high fence. Overall it was not considered that the activities of the pallet business would be detrimental to its new neighbours or cause concomitant problems for the business. Since the determination of KET/2008/0397 there does not appear to have been any material changes on site. Issues relating to soil contamination and boundary treatment can be

addressed by condition as was the case with KET/2008/0397.

5. Highway Safety Implications

Both the current application and KET/2008/0397 would have been considered against policy 13(d) of the North Northamptonshire Core Spatial Strategy. Policy 13(d) requires that developments have a satisfactory means of access and provide for parking, servicing and manoeuvring in accordance with standards. Northamptonshire County Council Highways Department have been consulted on the scheme and raised no objections, subject to a condition requiring details of the method of construction of the access, drainage and illumination detail to be submitted for approval.

6. Drainage

There has been no change in planning policy in respect of flooding since KET/2008/0397 was determined, with applications being considered against PPS25 and policy 13(q) of the North Northamptonshire Core Spatial Strategy. A flood risk assessment was submitted as part of KET/2008/0397 for which the Environment Agency have been consulted on and raised no objection subject to a condition covering disposal of surface and waste water.

Conclusion

There has been no material change in policy or circumstances that would alter the previous recommendation of approval for KET/2008/0397.

Background Papers

Title of Document:

Date:

Contact Officer:

Anne Dew, Senior Development Officer on 01536 534316

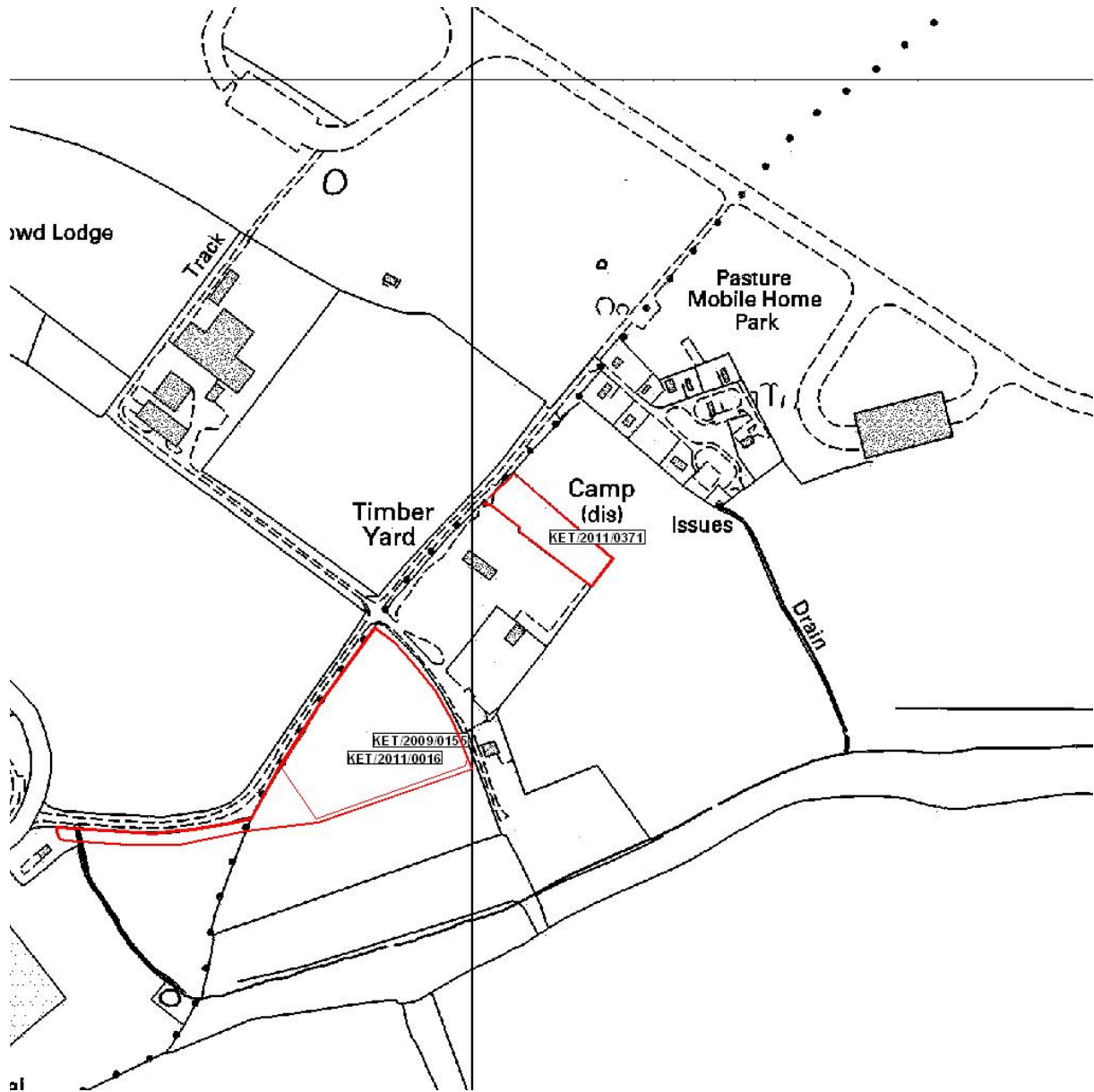
Previous Reports/Minutes

Ref:

Date:

SITE LOCATION PLAN

The Pastures (land off), Stoke Albany Road, Desborough
Application No.: KET/2011/0371



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