**Full Planning Committee - 25 August 2015**

**Agenda Update**

5.1 **KET/2015/0611**

East Kettering Development - Primary School, Parcel PS4, Cranford Road (land off), Barton Seagrave

A revised technical report from PBA has been submitted, which brings the plan detail within in it, in line with the latest proposals for the Cranford Road section 278 highways technical application. This addresses NCC Highway comments.

5.2 **KET/2015/0120**

Polwell Lane (land west of), Barton Seagrave

The Deed of Variation has been agreed between Redrow Homes and the Local Planning Authority. An engrossed document is being circulated for signature.

5.3 **KET/2015/0259**

159 Beatrice Road, Kettering

Comments Received 24/08/2015

* Further objections received from Councillor James Burton regarding the parking survey, inadequate parking for the application, and the dropped kerb.
* Reference has been made to government policy regarding parking spaces per dwellinghouse.
* Reference was made to another application in Beatrice Road, and the on-site parking provided.

These issues have been considered.

5.4 **KET/2015/0297**

Desborough Airfield, Desborough Road, Stoke Albany

The Lead Local Flood Authority (LLFA) object because, to them, the FRA is not acceptable. They say it does not comply with NPPF, in particular the FRA has indicated that swales and infiltration trenches will be the primary means of managing the increase surface area run off from the site. However (applicants) will need to demonstrate (through calculations) that there will be no increase in run off from the proposal.

The LLFA note that mitigation measures for potential overland flood routes resulting from failure or blocking of the drainage systems has only partially been dealt with. The developer will need to consult Internal Drainage Board for consent for all works within 9 metres of an ordinary watercourse. The maintenance and/or adoption proposals for every element of the surface water drainage system proposed should be considered for the lifetime of the development.

Permissive Paths  
The applicants have submitted a draft permissive paths agreement to mitigate the perceived loss of public access. The applicants state that the agreement could be entered in to with Northamptonshire County Council or the permissive paths will be provided without the need for formal agreement.  
  
The County Council previously requested upgrades to an existing public right of way (PRoW), which follows the north western route around the airfield, from a footpath to a bridleway. The applicants state this is unnecessary and unrelated to the solar farm development. They are however willing to provide the upgrades as part of the permissive path agreement.   
  
The Highways Authority welcome the new permissive footpaths but have raised concerns with regards the submitted draft agreement. Further work is required on the scope and wording of the submitted agreement. The Highways Authority suggest a condition (already shown in the Committee report) to ensure an appropriate agreement can be entered in to.   
  
Furthermore, the Highways Authority would wish the Local Planning Authority to pursue the upgrade of the public right of way.   
  
Officer response   
A condition has already been set out in the Committee report to ensure a suitable permissive path agreement can be entered in to. The Local Planning Authority do not believe it is reasonable to pursue the upgrade from public footpath to bridleway through this permission other than through the permissive path agreement.   
  
Archaeology  
An interim archaeological report has been submitted by the applicants. NCC Archaeology are happy with the initial report. They state that 'the proposed development will have a detrimental impact upon archaeological deposits present. This does not however represent an over-riding constraint on the development provided that adequate provision is made for the investigation and recording of any remains that are affected'. NCC Archaeology have therefore suggested a condition is applied to any subsequent permission. Condition 11 has been updated as follows:  
  
No development shall take place until an archaeological programme of works has been submitted to and approved in writing by the Local Planning Authority. Those works shall be carried out as approved and the findings, together with details of any measures designed to protect archaeological remains, shall be reported to the Local Planning Authority. No development shall take place until the Local Planning Authority has given its written approval to the programme of works and to any protective measures that it identifies for archaeological remains of significance. Protective measures shall be implemented in accordance with the approved details.  
REASON: An archaeological programme of works is required prior to the commencement of development, to protect historical assets in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy and Policy 12 of the NPPF.  
  
Desborough Town Council has further responded to the application, reminding the Borough Council of their earlier comments.

5.5 **KET/2015/0338**

Gladstone Street, Kettering

No update

5.6 **KET/2015/0481**

152 Pioneer Avenue, Desborough

No update

5.7 **KET/2015/0541**

9 Desborough Road, Rushton

No update

5.8 **KET/2015/0554**

5 Rookery Cottage Care Home, Church Way, Thorpe Malsor

No update