B O R O U G H O F K E T T E R I N G

**PLANNING COMMITTEE**

# Meeting held – 22nd September 2015

 **Present:** Councillor Shirley Lynch (Chair)

Councillors Linda Adams, Ash Davies, Terry Freer, Cliff Moreton, Mark Rowley, David Soans, Lesley Thurland and Keli Watts

**15.PC.22 APOLOGIES**

 None

**15.PC.23 DECLARATIONS OF INTEREST**

 Councillor David Soans declared an interest in item 5.2 as a member of Desborough Town Council.

**\*15.PC.24 MINUTES**

 **RESOLVED** that the minutes of the meetings of the Planning Committee held on 25th August 2015 be approved as a correct record and signed by the Chair.

\***15.PC.25 ITEMS OF URGENT BUSINESS**

None.

**\*15.PC.26 APPLICATIONS FOR PLANNING PERMISSION**

 The Committee considered the following applications for planning permission which were set out in the Head of Development Control’s Report and which were supplemented verbally and in writing at the meeting. Three speakers attended the meeting and spoke on applications in accordance with the Right to Speak Policy.

 The report 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:-

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| Proposed Development\*5.1 Full Application: Development of a single retail unit, alterations to existing car parking and servicing, landscaping and ground works at Belgrave Retail Park, Northfield Avenue (land at), Kettering for Northfield Avenue Holdings LtdApplication No: KET/2015/0504Speakers:Mr Chris Moore, the applicant attended the meeting and spoke on the application |  | DecisionThe committee received an application seeking the development of a single retail unit with alterations to existing car parking and servicing and landscaping and ground works.Members were advised that the unit would be used for bulky goods and although not required, the applicant had carried out an RIA which had shown there were no other suitable sized units available in Kettering.It was agreed that the application be approved subject to the following conditions: - |

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 referenced as follows: 11149-100 E; 11149-101 D; 11149-104 I; 11149-105 F; 11149-106 G; 11149-108 F.

3. The materials to be used in the construction of the external surfaces of the building hereby approved shall be in accordance with those detailed on the 'Proposed Elevations' (11149-108 F) received by the Local Planning Authority on 30th June 2015.

4. The development hereby approved shall be carried out in accordance with the sustainable construction and energy efficiency techniques detailed in the Sustainable Design Statement (dated 19th June 2015).

5. The premises shall not be used for the purposes hereby permitted other than during the hours of 07:00-21:00 Mondays to Saturdays, 10:00-16:00 on Sundays and 08:00-20:00 on publically recognised Bank Holidays excluding Christmas Day and Easter Sunday.

6. No deliveries shall be undertaken outside the hours of 07:00-19:00 Mondays to Saturdays and 09:00-16:00 on Sundays and publicly recognised Bank Holidays.

7. The unit shall be used only for the sale of bulky non-food retail items specified as follows: DIY / garden goods, furniture (including sofas, sofa beds, armchairs, tables and lighting), carpets and floor coverings, bulky electrical goods and ancillary goods associated with the main goods hereby permitted and for no other purpose in Class A1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that order with or without modification, including the Use Classes (Amendment) Order 2005.

8. The retail unit hereby approved shall have a gross internal floor space that shall not exceed 903 square metres and there shall at no time be internal mezzanine floorspace provided within the unit.

9. All external lighting on the site shall only be illuminated during hours in which the store is open to the public. 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.

10. Prior to the commencement of development a Construction Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority; development shall be implemented in full accordance with the details of the approved Plan.

*Members voted on the officers’ recommendation to approve the application*

*(Voting, For 8; Against 0)*

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| Proposed Development\*5.2 Full Application: Relocation of garage to Plot 1. Reconfiguration of garage roof in relation to KET/2013/0363 at Wildacre, Furlong Road, Desborough for Mulberry Property Developments LtdApplication No: KET/2015/0606Speakers:Councillor Dearing attended the meeting and spoke on the application as borough councillor |  | DecisionThe committee received an application which sought approval for the relocation of a garage in a development with previous permission.Members were informed that although the siting of the garage was agreed in a previous application, if this permission was not granted, when the property was occupied the residents would be able to build a garage to the same eaves height closer to the boundary under Permitted Development Rights.Members expressed concern that developers were able to deviate from previously agreed plans and were advised that what was previously agreed was not a material planning consideration and they had to consider whether this proposal would be acceptable in accordance with planning policy.It was agreed that the application be approved subject to the following conditions: - |

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 shown on drawing numbers RDC609-SL-100B, received by the Local Planning Authority on 20th July 2015, and RDC609-G-101, received by the Local Planning Authority on 3rd August 2015

3. The materials to be used in the construction of the walls of the garage hereby approved shall match, in type, colour and texture, those on the existing building. The roof tiles to be used for the garage hereby approved shall be Redland Mini Stonewold concrete roof tiles in slate grey.

*Members voted on the officers’ recommendation to approve the application*

*(Voting, For 7; Against0; Abstained 1)*

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| Proposed Development\*5.3 s.73 Application: Variation of condition 3 of KE/02/0191, in relation to the number of children at 113 London Road, Kettering for Mrs L Walker-Hall Angels Nursery Ltd Application No: KET/2015/0610Speakers:None |  | DecisionThe committee received an application from Angels Nursery to increase the number of children able to attend from 24 to 55.It was agreed that the application was approved subject to the following conditions: - |

1. The maximum number of children in the nursery at any one time shall not exceed 55.

2. The use hereby permitted shall not be carried out before 7:30hrs or after 18:30hrs on Monday to Friday, nor at any time on Saturdays, Sundays or any recognised Bank Holidays.

*Members voted on the officers’ recommendation to approve the application*

*(Voting, For 8; Against 0)*

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| Proposed Development\*5.4 Full Application: Single storey side extension at 94 Littlewood Street, Rothwell for Mrs C Green Application No: KET/2015/0638Speakers:Mr Fifield attended the meeting and spoke on the application as a third party objector |  | DecisionThe committee received an application to consider a single storey side extension where an objection had been received.One Member expressed sympathy with the objector as the extension was large and close to the boundary. The application could not be refused under any planning policy and so it was agreed that the application be approved subject to the following conditions: - |

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

2. 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.

*Members voted on the officers’ recommendation to approve the application*

*(Voting, For 8; Against 0)*

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| Proposed Development5.5\* Full Application: Two storey side and single storey rear extension at 71 Northampton Road, Kettering for Mr R Herbert Application No. KET/2015/0651Speakers:None |  | DecisionThe committee received an application for a two storey side and single storey rear extension where an objection had been received.It was agreed that the application be approved subject to the following conditions: - |

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

2. 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.

3. The window to the wc at ground floor level on the side elevation shall be glazed with obscured glass and thereafter shall be permanently retained in that form.

4. The two windows to the proposed bathroom, ensuite and dressing area at first floor level on the rear elevation shall be glazed with obscured glass and thereafter shall be permanently retained in that form.

*Members voted on the officers’ recommendation to approve the application*

*(Voting For 8: Against 0)*

*\*(The Committee exercised its delegated powers to*

*act in the matters marked \*)*

*(The meeting started at 7.00pm and ended at 7.55 pm)*

Signed: ..........................................................

Chair

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