**Full Planning Committee - 20 October 2015**

**Agenda Update**

5.1 **KET/2015/0244**

25 Durban Road, Kettering

Wildlife Trust Comments on Bat and Bird Survey  
The scope and content of the survey is considered satisfactory. Recommend a condition controlling the timing of any demolition and conversion work in relation to the bird nesting season and the need for an additional bird survey dependent upon what time of year this work is undertaken.  
  
Officer response  
This matter has already been addressed through the imposition of condition 13.

5.2 **KET/2015/0540**

59 Melton Street, Kettering

10 day reconsultation from 07/10/2015: Neighbour objection received. No new issues raised.   
  
No objection received from the Highway Authority.  
  
Amended Plans received 19/10/2015: Second rear access added to provide access for bins. This is a minor change so no reconsultation is considered necessary.  
  
Condition's 5 and 7 have been amended as follows:   
  
Condition 5  
No development shall commence on site until a plan showing cill and lintel details and materials, for the front elevation of the development hereby permitted, 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.  
REASON: Details of the cills and lintels and the materials to be used are necessary prior to the commencement of development in the interests of the visual amenities of the area in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.  
  
Condition 7  
A gate is to be provided at the entrance of both alleyways and shall be hung so as to open inwards into the site only.  
REASON: In the interests of the amenities of future occupiers and highway safety in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.  
  
Three further conditions with regards to materials, eaves and ridge details and plans conditions are proposed, as follows:

Condition 8  
The materials to be used in the construction of the walls of the development hereby approved shall be Hanson Autumn Glow Multi facing bricks.  
REASON: In the interests of visual amenity in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.  
  
Condition 9  
No development shall commence on site until an elevation plan of the street scene, showing the eaves and ridge height of the development hereby approved in relation to the existing adjacent development, 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.  
REASON: Details of the street scene is necessary prior to the commencement of development in the interests of the visual amenities of the area in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.  
  
Condition 10  
The development hereby permitted shall not be carried out other than in accordance with the amended plan numbers MS/01C, MS/02B and MS/03C received by the Local Planning Authority on 19th October 2015.  
REASON: In the interest of securing an appropriate form of development and in the interests of amenity in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

5.3 **KET/2015/0624**

16 School Lane, Braybrooke

Neighbour response to 7 day reconsultation of 9th October 2015 received stating that no change to objections made originally.  
  
A further condition added as follows:  
No development shall commence on site until details of the types and colours of all external facing and roofing materials to be used on the proposed garage 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: Details of materials are necessary prior to the commencement of development in the interests of the visual amenities of the area in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

5.4 **KET/2015/0681**

226 Station Road, Burton Latimer

No update.

5.5 **KET/2015/0701**

2 High Street, Rushton

No update.

5.6 **KET/2015/0725**

18 The Swan Inn, Griffin Road, Braybrooke

No update.

5.7 **KET/2015/0739**

1 Braybrooke Road, Dingley

No update.

5.8 **KET/2015/0751**

Wold Road (land south of), Burton Latimer

Withdrawn from the Agenda.