

BOROUGH OF KETTERING

Committee	Full Planning Committee - 28/01/2016	Item No: 4.2
Report Originator	Alan Davies Development Officer	Application No: KET/2015/0564
Wards Affected	Queen Eleanor and Buccleuch	
Location	East Kettering Development (Land to South of Parcel R10), Cranford Road, Barton Seagrave	
Proposal	Approval of Reserved Matters: All details in respect of KET/2014/0357 for 22 dwellings and supporting infrastructure	
Applicant	Mrs C Whitehead BDW Trading Ltd,	

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 not be carried out other than in accordance with the approved plans and details submitted with the application shown on drawing numbers SM-34-01 Rev F, SM-34-02, SM-34-03 Rev C, SM-34-04 Rev C, SM-34-05 Rev F and GL0323 01.

REASON: In the interest of securing an appropriate form of development in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

2. Prior to the commencement of development a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the contents of the document.

REASON: A Construction Management Plan is required prior to the commencement of development in the interests of protecting residential amenity, highway safety, visual amenity and waste minimisation in accordance with the National Planning Policy Framework, Policy CS7 of the Northamptonshire Minerals and Waste Development Framework Core Strategy DPD (2010) and Policies 13 and 16 of the North Northamptonshire Core Spatial Strategy (2008).

3. The development shall be carried out in accordance with the Materials Plan drawing number SM-34-03 received 7th July 2015 and the approved materials listed below, unless otherwise agreed with the Local Planning Authority.

Approved Facing Materials:

Ibstock New Sandhurst Stock

Ibstock New Cavendish Stock

Wienerberger Red Gilt Stock

Webber Monocouche Render in Ivory, Smooth Finish

Approved Roofing Materials:

Forticrete Gemini Slate Grey

Forticrete Gemini Slate Autumn (Red)

REASON: To secure a high quality design and in the interests of visual amenity in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

4. No development shall commence on site until details of the materials to be used for hard and paved surfacing have been submitted to and approved in writing by the Local Planning Authority. The approved surfacing shall be completed before the adjoining buildings are first occupied.

REASON: Details of materials are necessary prior to the commencement of development in the interests of visual amenity in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

5. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no building, structure or other alteration permitted by Class A of Part 1 of Schedule 2 of the Order shall be erected, constructed, or made on plots B185-B191.

REASON: To prevent a detrimental impact upon the future residents of these plots and their neighbours by virtue of overdevelopment of rear gardens in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

6. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no additional openings permitted by Schedule 2, Part 1 Classes A or C shall be made in the east elevation or roof plane of Plot B188 or the west elevation or roof plane of Plot B172.

REASON: To protect the amenity and privacy of the occupiers of adjoining property in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

7. The development shall be carried out in accordance with the Ecological Appraisal Rev B, prepared by fpcr and dated September 2013 (received by the Local Planning Authority on 29th July 2015), and the identified recommendations within Section 4 of that report and the Ecological Mitigation Works Statement received on 29/07/2015. Any revision to the Report or Statement shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved revision.

REASON: In the interests of conserving and enhancing the biodiversity of the environment in accordance with Policies 5 and 13 of the North Northamptonshire Core Spatial Strategy.

8. The development shall be carried out in accordance with the Sustainability Statement (Issue 04 dated 24 November 2015) received by the Local Planning Authority on 25th November 2015.

REASON: In the interests of energy efficiency and sustainable construction in accordance with Policy 14 of the North Northamptonshire Core Spatial Strategy.

Officers Report for KET/2015/0564

This application is reported for Committee decision because the proposal is a contentious application which, in the opinion of the Head of Development Services, is a matter for the decision of the Committee.

3.0 Information

Relevant Planning History

There is extensive planning history associated with the East Kettering development site. Below is a list of planning history considered to be the most relevant for this application:

KET/2007/0694 – Outline for 5500 dwellings and related development. Approved 01/04/2010.

KET/2008/0274 – Outline for 5500 dwellings and related development. Approved 01/04/2010.

KET/2013/0212 – Extension of time for KET/2007/0694. Pending.

KET/2013/0213 – Reserved Matters (all details) for Parcels R7, R9 and R10 for 325 dwellings in relation to outline KET/2008/0274. Approved 8/01/2015.

KET/2013/0214 – Extension of time for KET/2008/0274. Pending.

KET/2013/0514 – Variation and Removal of Conditions application in relation to outline application KET/2008/0274 (Tranche 1). Approved 30/05/2014.

KET/2013/0695 – Variation and Removal of Conditions application in relation to outline application KET/2013/0514 (Tranche 2). Approved 8/07/2014.

KET/2013/0781 – Reserved Matters for surface water attenuation pond, drainage channels and details of Great Crested Newt translocation area. Approved 3/03/2013.

KET/2014/0357 – Variation and Removal of Conditions application in relation to outline application KET/2013/0514. Approved 8/01/2015.

Site Description

Officer's site inspection was carried out on 29/07/2015.

Kettering East is a Sustainable Urban Extension which lies to the east of Kettering with a total area of 328.5 hectares. It is adjacent to existing development on the town's eastern edge, bounded by the A14 trunk road to the south and open countryside to the north and east. Aside from the Primary School under construction, the remainder of site currently comprises arable farmland, allotments and some woodland. The only existing buildings located within the site are those at Poplars Farm within the northern part of the site.

This application concerns an area to the south of the development site which was granted planning consent in January 2015 - (Parcels R7, R9 and R10) for 325 dwellings. It lies immediately north of Ridgway Road and forms a strip of rectangular land approximately 1.45 acres in area. It is currently used as arable land and there is a small access track to Spinney Gate Farm from Ridgway Road.

Proposed Development

This proposal is a Reserved Matters application for the development of 22 dwellings, 4 of which will be affordable units. The details submitted for determination relate to:

- Access,
- Layout,
- Scale,
- Appearance and
- Landscaping.

Any Constraints Affecting the Site

Hedgerows

Public Right of Way

Development to be accessed from a classified 'C-road'

Environmental Impact Assessment

As the original outline planning applications (KET/2007/0694 and KET/2008/0274) were EIA development, this application is also regarded as an EIA application. Under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 subsequent EIA applications include Reserved Matters and matters requiring approval before development can commence e.g. Approval of Conditions.

As part of the requirements contained within the Regulations, a Screening Opinion has also been carried out for this application. The local planning authority has

adopted the screening opinion that the proposed development as described by the applicant is EIA development but that the original Environmental Statement (ES) dated July 2007 and as amended in Aug 2008 and Jan 2009 accompanying KET/2007/0694 and KET/2008/0274 adequately addresses the environmental effects of the proposals. Therefore, in accordance with Regulation 8 (2) no further ES is required.

Under Regulation 8 (2) where the environmental information before a local planning authority (submitted with an original application) is adequate to assess the environmental effects of the development, that information shall be taken into consideration in the determination of a subsequent application. The original ES has therefore been taken into account and considered in the assessment of this application, the officer's recommendation and their determination.

4.0 Consultation and Customer Impact

Barton Seagrave Parish Council

No objection.

Highway Authority

Following the original plan the Local Highways Authority had the following concerns:

1. It is unclear how Spinney Gate Farm Bungalow will be accessed following the construction of the proposed development.
2. As the application boundary extends part way across the adjacent road, I would request that you satisfy yourself that the application boundary meets that of the adjacent development areas.
3. Could the applicant please confirm if the plans scale correctly, at present the footway adjacent to the site frontage appears to be no wider than 1.5m, compared to the plans within the submitted Travel Plan which details 1.8m width footways.
4. Unit B189 appears to obstruct forward visibility for vehicles on the adjacent road travelling south-east to north-west. This is compounded by the proposed shared parking area to the south of plot B191 which would currently require vehicles to reverse in or out of the access and within the bend.
5. A number of the units currently show boundary treatments immediately abutting the highway boundary.

In line with the LHA standing advice (April 2013) no solid obstruction or boundary wall should be permitted within 1.0m of the highway boundary.

6. Similarly the boundary treatments appear that they may obstruct pedestrian visibility at a number of the proposed private access locations (i.e. plot numbers B183-186).

7. The applicant should ensure that appropriate pedestrian visibility is secured at the boundary of the shared access for plots B170-171 with the adjacent footway.

8. The shared access for plots 170-171 does not appear to meet the minimum width requirement of 4.5m for the first 10m from the highway boundary and currently has insufficient width behind the parking bays proposed for a vehicle to enter or exit the proposed spaces (with a minimum of 6.0m being the recommended width behind parking spaces).

Officer's comment: These changes have been addressed in the amended plans.

NCC Archaeology

No objection. No conditions required.

Northamptonshire Police

Response received 10th August 2015. In terms of designing out crime and with respect to security matters stated within the design code, Northamptonshire Police has no formal objection or comment.

NCC Lead Local Flood Authority

No objection. The information submitted relating to surface water drainage is acceptable.

Neighbours

One letter has been received from a neighbouring resident relating to construction access to the site and permanent access once the development has been completed. Construction access should not be via Ridgway or Poplars Farm Road and once the development has been completed there should be no vehicular access via Ridgway.

Officer comment: There is no vehicle access to the above roads.

5.0 Planning Policy

National Planning Policy Framework

Policy 4 – Promoting sustainable transport

Policy 6 – Delivering a wide choice of high quality homes

Policy 7 – Requiring good design

Policy 10 – Meeting the challenge of climate change, flooding and coastal change

Policy 11 – Conserving and enhancing the natural environment

Development Plan Policies

North Northamptonshire Core Spatial Strategy

Policy 1 – Strengthening the network of settlements

Policy 6 – Infrastructure delivery and developer contributions

Policy 7 – Delivering Housing

Policy 9 – Distribution and location of development

Policy 10 – Distribution of housing

Policy 13 – General sustainable development principles

Policy 14 – Energy efficiency and sustainable construction

Policy 16 – Sustainable Urban Extensions

Emerging Policies (Local Development Framework)

Joint Core Strategy:

Policy 1 – Presumption in favour of Sustainable Development

Policy 8 – North Northamptonshire Place Shaping Principles

Policy 9 – Sustainable Buildings & Allowable Solutions

Policy 10 – Provision of Infrastructure

Policy 28 – Housing Requirements & Strategic Opportunities

Policy 29 – Distribution of new homes

Policy 30 – Housing Mix and Tenure

SPGs/Other documents

North Northamptonshire Sustainable Design SPD

North Northamptonshire Biodiversity SPD

East Kettering Design Code

Written Ministerial Statement (HCWS509) on 26th March 2015

6.0 Financial/Resource Implications

This Reserved Matters application (if approved) is to be read in conjunction with outline permission KET/2014/0357 and relevant Section 106 agreement.

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. Principle of development
2. Access
3. Layout
4. Appearance and Scale
5. Landscaping
6. Drainage and flooding
7. Ecology
8. Sustainability
9. Contamination
10. Archaeology
11. Construction Management
12. S106

1. Principle of development

The principle of development at East Kettering has been established through the grant of outline planning permission KET/2008/0274 (April 2010) and subsequent approved variation of condition applications KET/2013/0514, KET/2013/0695 and KET/2014/0357. Development at East Kettering has outline consent for:

- 5,500 dwellings
- 4 Primary Schools
- A Secondary School
- District Centre
- Local Centres
- Health Clinic
- Employment
- Hotel
- Formal and Informal Open Space
- Roads, drainage and other infrastructure

The site to which this application relates forms the southern boundary of parcel R10 of the East Kettering development. For clarification, this Reserved Matters application relates to extant planning permission KET/2014/0357 – the variation of condition application (relating to parcels R7, R9 and R10) – which was granted approval in January 2015.

Where outline planning permission has been granted (as set out above) in order to proceed with development details known as Reserved Matters need to be submitted to the local planning authority for approval. The reserved matters relevant to this application are listed below and are assessed in the subsequent sections of this report in order to determine the acceptability of this application:

- Access
- Layout
- Appearance
- Scale

- Landscaping

In determining applications for planning permission Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires Local Planning Authorities to determine planning applications in accordance with the Development Plan, unless other material considerations indicate otherwise. This proposal is considered to accord with the relevant planning policies, as demonstrated in the subsequent sections of this report.

2. Access to the Application Site

Access to this application site will be made available from the wider development site (Parcels R7, R9 and R10) which will be accessed via Warkton Lane at the junction with Deeble Road (known as Access D). All vehicular movements will be made via this route and the future East Kettering road network. Access D will comprise a small roundabout off which will comprise a Primary Street into the wider East Kettering development site. Smaller roads will lead from this Primary Street to the north and south. The application site will be accessed from a smaller road leading southwards to the edge of Parcel R10 which forms part of the extant planning consent (KET/2013/0213). Although the application site borders Ridgway Road the proposal has been designed so that only pedestrians and cyclists will be able to access the site from Ridgway Road. There will be no vehicular access provision from Ridgway Road into the development site. The Local Highways Authority has been consulted on the proposal and following the submission of an amended layout plan to address the concerns raised there is no objection to the proposal on highway safety grounds.

One comment from a neighbouring resident has been received that requests that construction traffic is not allowed to use Poplars Farm Road or Ridgway Road and that once constructed the site shall not be accessible to vehicles from Ridgway Road. A Construction Management Plan will be required by condition to ensure that the site is accessed from Warkton Road during construction. The scheme has been designed so as to prevent any vehicles entering the site from Ridgway Road. It is therefore considered that the proposal accords with Policy 4 of the National Planning Policy Framework and Policy 13 of the North Northamptonshire Core Spatial Strategy.

3. Layout

The application site lies to the north of Ridgway and comprises a ribbon of proposed development which runs east to west. It is adjacent to existing development within Ridgway Road and will form the 'other side' of the road to a section of approved housing for development Parcel R10. As a result the proposed layout and presentation of the development complements the development layout approved for

Parcels R7, R9 and R10 under reference KET/2013/0213. It is an addition to this wider development and, by virtue of its location, helps to form a distinct boundary with Ridgway Road to the south and proposed development for East Kettering to the north and east. The proposal will provide a strong frontage which will help to define the street. The proposed properties are to be set back from the road, with off-street parking and distinct frontages, resulting in a clear separation between public and private space.

The site has a relationship with Ridgway Road in that it forms a continuation of the street (with respect to sightlines, not access). As a result the proposed layout seeks to address this relationship by setting two properties to face the same way and follow the same building line as the existing dwellings along Ridgway Road. These proposed properties form the corner of the application site which then turns to face into the approved East Kettering development parcels to comprise a row of seventeen properties. Three further properties address the eastern corner of the application site and face towards 'Warkton Gardens' which is an area of open space forming part of the approved development for Parcels R7, R9 and R10. Whilst the layout is relatively simple it addresses both the existing development and that planned to surround it in accordance with Policy 7 of the National Planning Policy Framework.

Off-street parking is proposed for all 22 dwellings. The location of parking spaces varies but the vast majority are either situated in front of or adjacent to their allocated dwelling. All gardens proposed for the dwellings accord with the stipulations set out within the approved Design Code for East Kettering which requires 10.5 metre gardens for all properties comprising 3 bedrooms or more (family homes). In terms of residential amenity the layout of the proposed development does impact upon the amenity of existing properties/neighbours situated to the south of the application site within Ridgway Road. However, to ensure that there is no potential future detriment to occupants of properties on Ridgway Road a condition is proposed to remove some permitted development rights to certain plots.

Specifically, the property most directly affected by the proposed application is No.34 Ridgway Road. This property lies immediately south of the application site and is situated adjacent to the boundary of the proposed development. This neighbouring dwelling is located side onto the application site and comprises a large rear garden which faces in an easterly direction. No. 34 Ridgway will be bordered to the north by proposed dwellings. One proposed detached dwelling will form its direct, adjacent neighbour to its northern side elevation and the rear elevations and rear gardens of three other proposed dwellings will be located side onto the rear garden of No. 34 Ridgway. As a result, No. 34 Ridgway will experience some additional overlooking from dwellings when compared to the existing situation and as such their residential amenity will be impacted upon.

As set above, all rear gardens for proposed family dwellings comprising three or more bedrooms for East Kettering comprise garden depths of at least 10 metres. The proposed garden sizes for the dwellings backing onto No. 34 Ridgway are approximately 13 metres in depth. This distance is considered to be acceptable with respect to a 'side-on' relationship with the rear garden of this neighbouring dwelling. There is no direct 'back-to-back' situation for this dwelling and the nearest distance to a habitable room window is approximately 18 metres. As such it is considered that the proposed layout accords with Policies 6 and 7 of the National Planning Policy Framework and Policy 13 of the North Northamptonshire Core Spatial Strategy in terms of the layout and resultant impact upon amenity.

4. Appearance and Scale

The proposed application comprises a variety of property types, sizes and scales. The application includes two semi-detached bungalows, affordable housing, detached two storey dwellings, semi-detached two storey dwellings and a three storey property located on the eastern corner of the application site. The specific details are discussed below:

Somerton house types (4 units)

This house type is a two storey, four bedroomed, detached dwelling with integral garage and parking to the front of the property.

Lincoln house type (1 unit)

This unit forms the western corner of the application site and is a two storey, four bedroomed, detached dwelling and a separate garage.

Cheadle house types (4 units)

This house type is a two storey, three bedroomed, detached dwelling with integral garage and parking to the front of the property.

Finchley house types (6 units)

This house type is a two storey, three bedroomed, semi-detached dwelling with tandem parking spaces to the side.

Helmsley house types (2 units)

The two house types are located within a row of three and form the eastern edge of the application site. The Helmsley house types comprise a ginnel between the two properties in order to provide direct access to the rear garden for the mid terrace property. They are two and a half storey dwellings (with bedrooms in the roof space), comprising four bedrooms with adjacent parking.

Brentwood house type (1 unit)

This house type forms the corner/end property to the row of three dwellings on the eastern side of the application site. It is a three storey, three bedroomed dwelling, with tandem parking to the rear of the garden which is located to the side of the property.

Affordable house types (4 units)

Type 14 (2 units)

This house type is a two storey, two bedroomed, semi-detached dwelling with parking to the front.

Bungalows (2 units)

Single storey, semi-detached, one bedroomed dwelling, with one parking space per unit.

There is one plot, B171, which has a detached garage. This garage complies with NCC Highways requirements in terms of internal dimensions, measuring 3.2 meters by 6 metres.

All properties are set back from the road with parking and landscaping to the front and side of dwellings (where they address the corner of the proposed development). The dwellings are all one or two storey and as a result are no larger in scale than the existing surrounding dwellings. The proposed architectural style of the dwellings will follow that on what will become the other side of the road to this development. As a result the proposed design does not need to mimic the style of the existing dwellings, but instead those to the north, which it will form a strong streetscape with. It is therefore considered that the proposed design and scale are appropriate for this development in accordance with Policy 7 of the National Planning Policy Framework, Policy 13 of the North Northamptonshire Core Spatial Strategy and the Design Code for East Kettering. Conditions are proposed to ensure the development is carried out in accordance with the submitted details, which are also considered to follow the requirements of the East Kettering Design Code.

5. Landscaping

The development site is a relatively small linear site that runs from west to east. The majority of the area is covered by dwellings and the respective gardens and the access road that will serve these properties. As such the opportunities for landscaping are limited to creating an attractive and welcoming street scene for the

proposed dwellings by utilising the front gardens for planting. That said, two drawings have been submitted by the applicants demonstrating the proposed landscaping for the 22 dwellings.

Drawings GL0323 01 and SM-34-04 demonstrate that Plots B170, B171, B189, B190 and B191 will have box hedges around the front gardens. Drawing GL0323 01, which is the plot landscape proposals drawing, identifies the proposed trees, shrubs and hedges for the site. They are a mixture of common species and have been located to soften the appearance of the proposed development. The locations of the specimen shrubs at the front of the dwellings will help to break up the provision of off-street parking. The proposed landscaping scheme is considered to comply with Conditions 27 and 28 of outline permission KET/2014/0357 and it will be conditioned that the development is carried out in accordance with the plans to achieve a satisfactory development. Provided that this is the case the proposal will accord with Policy 7 of the National Planning Policy Framework and Policy 13 of the North Northamptonshire Core Spatial Strategy in respect of the landscape design of the scheme.

6. Drainage and flooding

The site falls within Flood Zone 1 and thus is not considered to be at risk from fluvial flooding. The Local Lead Flood Authority has been consulted on the proposal and is satisfied that the scheme addresses concerns raised regarding surface water drainage.

7. Ecology

An Ecological Appraisal, Ecological Mitigation Works Schedule and Bat Transect Results have been submitted with this planning application which propose mitigation for the impact upon this development in accordance not only with Policy 11 of the National Planning Policy Framework, but also Policy 13 of the North Northamptonshire Core Spatial Strategy and the North Northamptonshire Biodiversity SPD. A condition requiring the development to be carried out in accordance with these details is proposed.

8. Sustainability

When outline planning permission for East Kettering was granted in 2010 the planning conditions rightly imposed the highest possible standards of sustainability on the development. The current outline permission (KET/2014/0357) requires dwellings completed between now and 2016 to be Level 4 of the Code for Sustainable Homes and Code Level 6 beyond then. The government has indicated through its Housing Standards Review consultation that energy efficiency and

performance of dwellings should form part of Building Regulations as opposed to planning policy, which instead should focus on the environment those buildings sit within rather than how they are constructed and the internal layout etc.

Government has confirmed that the Code for Sustainable Homes is being wound down and that the requirements only apply to 'legacy cases', extant permissions which are subject to such conditions, as is the case in this particular circumstance. The key message is that there is a balance to be struck between meeting the government's on-going commitment to improving energy efficiency and ensuring that this does not stifle growth. It is however imperative that the Local Planning Authority seeks to achieve the highest possible standards in each particular case. In terms of energy efficiency the emphasis should be on a fabric first approach, insulating and ventilating correctly.

The applicant has stated that the development will meet the equivalent of Code for Sustainable Homes Level 4. The applicant has demonstrated that for this development parcel they will achieve sufficient credits to achieve the equivalent, as demonstrated in Issue 04 of the Sustainability Statement submitted on the 25th November 2015. A condition is proposed to ensure that this development is constructed in accordance with the content of the submitted report.

9. Contamination

A contaminated land investigation is secured by condition as part of the outline permission and subsequent variation of condition application KET/2014/0357 (Condition 40). This condition requires specific matters to be submitted and approved by the local planning authority before development can commence on site. Neither a desktop study nor a ground investigation report has been submitted as part of this Reserved Matters application and therefore this level of detailed information is still required by Condition 40 of the outline planning permission. This does not affect the determination of this Reserved Matters application but before development can commence on site, in accordance with the outline permission and variation of condition application, details as specified by Condition 40 of KET/2014/0357 need to be submitted and approved. A further condition is therefore not required as part of this Reserved Matters consent and the application can be determined in line with requirements of the outline permission in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

10. Archaeology

Archaeology was a material consideration assessed at the outline stage of the application process. Northamptonshire County Council Archaeology has been consulted on this Reserved Matters application and has raised no objection as it does not affect any areas of archaeological sensitivity. This site falls outside of the

red line of the site to the north (KET/2013/0213) for 334 dwellings and therefore it is not subject to the same conditions and requirements for further archaeological assessments. Additional conditions relating to archaeology for this application are therefore unnecessary and the proposal is considered to accord with Policy 12 of the National Planning Policy Framework and Policy 13 of the North Northamptonshire Core Spatial Strategy.

11. Construction Management

A Construction Management Plan has not been submitted with this application. In the interests of residential amenity and highway safety in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy it is therefore proposed to require the submission of a Construction Management Plan by condition, should planning permission for this proposal be granted.

12. S106

This reserved matters application is linked to outline planning permission KET/2014/0357. The S106 obligation for the Hallam Land parcels R7, R9 and R10 has provision within the legal agreement to enable permission for this application to be granted without the need for a Deed of Variation.

Conclusion

The proposal accords with national and local planning policies, complies with the East Kettering Design Code, is well-designed, will not have a detrimental impact upon the amenity of neighbouring residents and will provide a strong frontage to the south of the Hallam Land site to the north of the existing dwellings along Ridgway. As such it is recommended that planning permission should be granted.

Background Papers

Title of Document:

Date:

Contact Officer:

Alan Davies, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: