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

**PLANNING COMMITTEE**

# Meeting held – 6th September 2016

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

Councillors Linda Adams, Ash Davies, Ian Jelley, Mark Rowley, Lesley Thurland, Greg Titcombe and Keli Watts

**16.PC.16 APOLOGIES**

Apologies for absence were received from Councillor Cliff Moreton and Councillor David Soans. It was noted that Councillor Ian Jelley would be acting as substitute for Councillor Soans.

**16.PC.17 DECLARATIONS OF INTEREST**

Councillor Jelley declared an interest in item 5.4 as a member of Rothwell Town Council.

**\*16.PC.18 MINUTES**

**RESOLVED** that the minutes of the meeting of the Planning Committee held on 16th August 2016 be approved as a correct record and signed by the Chair, subject to a minor amendment to the ‘Declarations of Interest’ substituting Councillor Thurland in place of Councillor Watts on page 1 of the August 16th minutes.

\***16.PC.19 ITEMS OF URGENT BUSINESS**

None

**\*16.PC.20 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. Two 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 \*5.7 Full Application: Change of use from dwelling house to 7 bedroom HMO at 103 St Peters Avenue, Kettering, for Miss L Percival    Application No: KET/2016/0520  Speakers:  Miss Lucy Percival attended the meeting and responded to a number of concerns that were raised in response to the application as follows:  Lack of parking – St Peters Ave provided ample parking and the car park provided for the dwellings is empty.  Refuse – An additional blue bin had been ordered  A weekly cleaner had been engaged along with a bin cleaning company for the wheelie bins  Smoking – neighbours had been given Miss Percival’s contact details in case of any problems.  Prior to becoming a HMO the property comfortably accommodated six residents without difficulty.  Mr Tony Gaziano expressed a strong objection to the development. Concerns raised were overcrowding; car parking as only 1.5 spaces are allocated per dwelling in the car park and on-street parking is overstretched; lack of amenity space and space for extra refuse bins; health and noise issues from smokers standing in the front; devaluation of properties and the setting of a precedent that may trigger further HMO developments.  It transpired that Miss Percival had not followed due process and had not registered to speak at the meeting. |  | Decision The application was submitted for a change of use (COU) from residential property to a House of Multiple Occupation (HMO).  An update was provided giving additional information on objections received and an additional condition (Condition 4) restricting the number of occupants to seven.  Members were informed that permitted development allowed up to six people to reside in a property without the need to apply for a COU. In planning terms this meant that the application was looking at the impact of one extra person. It was considered that one additional person would not create a greater impact than already existed with the current arrangement.  Concerns regarding overcrowding had been addressed by the additional condition limiting the numbers permitted to seven residents. Highway concerns were addressed as on street parking was unrestricted. Other HMO’s were already in place in the area and space standards for room sizes recommended through national policy were exceeded in this development.  Members expressed concerns regarding compliance with fire regulations; whether there were adequate bathroom facilities to support seven residents; parking provision (especially at weekends) and a lack of amenity space with the loss of a shared lounge. Of particular concern was the ability to monitor and enforce the additional condition restricting numbers to seven residents. |

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| Councillor Lynch requested legal advice and instructed the committee to disregard the comments from Miss Percival. She also asked it to be noted that Mr Gaziano although arriving late, had been allowed to speak at the chair’s discretion. |  | Members concluded that they were unhappy for the consent to be granted on the grounds of lack of amenity and car parking provision.  It was agreed that the application be REFUSED subject to the following reasons: - |

The proposed material change of use of the application site to a House in Multiple Occupation would result in an intensification in the use of a single dwelling house to the detriment of amenity of occupiers and the area around. There is limited incidental amenity space attached to the property to cater for the commensurate increase in such needs as adequate bin and cycle storage and domestic space for the number of separate users that would or could occupy the property.

Policy 8 of the North Northamptonshire Joint Core Strategy (JCS) states that development should ensure a satisfactory provision for parking. The submitted information has not demonstrated adequate provision for parking to serve the proposed use.

Together these characteristics amount in an unacceptable impact for occupiers and the neighbouring area contrary to Policy 8 and a core planning principle of the NPPF.

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

*(Voting For 2; Against: 6)*

*The recommendation to approve was therefore overturned and the application* **REFUSED***.*

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| Proposed Development \*5.1 Full Application: Change of use from day nursery to residential, conversion to 1 no. one bedroom flat and 2 no. two bedroom flats. Demolition of existing rear, side extensions and swimming pool enclosure, construction of 1 no. five bedroom detached dwelling and 1 no. three bedroom detached dwelling, construction of 1 no. detached garage, and formation of associated vehicular accesses at 28-30 Grange Road, Geddington for Mr & Mrs T White  Application No: KET/2016/0200  Speakers:  None |  | Decision The committee received a report which sought approval for a Change of Use (COU) from a day nursery to residential use, providing three flats and including an additional new build for two further houses and garaging.  An update was provided giving revised conditions to ensure the character and appearance of the adjacent Conservation Area was taken into consideration. Details of a further condition addressing garage details were also provided.  The committee heard that the development site was directly adjacent to a conservation area and the proposal would retain the principle building with internal alterations.  Members discussed the application and there was a general consensus in favour. The committee was advised that any drainage issues would be addressed through building regulations.  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 submitted with the application and as shown on the attached plan list.

3. Due to the previous potentially contaminative use of the site and 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 without the following investigation being carried out.

Development on land affected by contamination:

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 parts a to d 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 d has been complied with in relation to that contamination.

A. 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)'.

B. 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.

C. 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 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.

D. 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 a, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition b, 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 c.

4. Prior to the first occupation of the development hereby permitted, the vehicular accesses, parking and turning for the development hereby approved, shall be constructed, surfaced and marked out in accordance with the approved details, and shall thereafter be set aside and retained for these purposes.

5. The vehicular access gradient from the highway boundary shall not exceed 1 in 15 for the first 5 metres from the highway boundary.

6. Prior to the first occupation of the development hereby permitted, visibility splays of 2 metres by 2 metres shall be provided at the junction of the access road with the public highway for Plot 2 (as annotated on the approved site plan W/GG/15/005B) and the existing building on site, and visibility splays of 2.4 metres by 2.4 metres shall be provided at the junction of the access road with the public highway for Plot 1 (as annotated on the approved site plan W/GG/15/005B), and these splays shall thereafter be permanently kept free of all obstacles to visibility over 0.9 metres in height above carriageway level.

7. Any gates provided shall be set back a distance of 5.5 metres from the edge of the vehicular carriageway of the adjoining highway and shall be hung so as to open inwards into the site only.

8. The materials to be used for the conversion and works of alteration to the existing building on site shall match, in type, colour and texture, those on the existing building. The works shall include the provision of hardwood sash and casement windows as shown on approved plans W/GG/15/010, W/GG/15/011A and W/GG/15/013B.

9. No development shall commence on site until details of the types and colours of all external facing and roofing materials to be used in the construction of the dwelling houses and garage for Plots 1 and 2 have been submitted to and approved in writing by the Local Planning Authority. The materials shall be traditional and natural and reflective of the materials used on the existing building on site. The development shall not be carried out other than in accordance with the approved details.

10. Prior to first occupation a scheme for boundary treatment shall be submitted to and approved in writing by the Local Planning Authority. The buildings shall not be first occupied until the approved scheme has been fully implemented in accordance with the approved details.

11. Prior to first occupation of the development hereby approved a scheme for the hard and soft landscaping shall be submitted to and approved by the Local Planning Authority. The scheme shall be carried out in accordance with the approved details. The hard landscaping scheme shall include a positive means of drainage to ensure that surface water from the vehicular access does not discharge onto the highway.

12. The bathroom and en-suite windows at first floor level on the west elevations of Plots 1 and 2 (as annotated on the approved site plan W/GG/15/005B), and at first floor and second floor level on the east elevation of the existing building, serving apartments 2 and 3 (as annotated on the approved site plan W/GG/15/011A), shall be glazed with obscured glass and thereafter shall be permanently retained in that form.

13. 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 Class A shall be made at first floor level in the west elevation of Plot 1 (as annotated on the approved site plan W/GG/15/005B).

14. 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 Class A shall be made at first floor level in the east and west elevations of Plot 2 (as annotated on the approved site plan W/GG/15/005B).

15. All proposed roof lights for the existing building and Plots 1 and 2 shall be Conservation style roof lights and fitted flush to the plane of the roofs.

16. Notwithstanding the garage details provided on plan W/GG/15/015/A, which is not approved, prior to the commencement of development, proposals for the width and appearance of garage door openings shall be submitted to and approved by the Local Planning Authority.

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

*(Voting, For 8; Against 0)*

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| Proposed Development \*5.2 S.73 Application: Variation of condition 9 of KET/2013/0661, in respect of height and size of buildings at A14 Junction 10 (land adj A6), Burton Latimer for Mr M Eckersall Roxhill (Burton Latimer Ltd),  Application No. KET/2016/0422  Speakers:  None |  | Decision The committee received a report which sought to vary a condition on the outline application, to allow an increase in the maximum individual building floor space limit in Zone 3. The maximum height of 15 metres and the individual building floor space will remain as approved. Furthermore the application would update conditions that had already been discharged.  Concerns regarding visual impact, amenity and traffic impact had been addressed, as the changes to the development plan aligned with the newly approved Joint Core Strategy (JCS).    The committee heard that the principle of development was acceptable. Roxhill’s search for occupiers had resulted in a demand for greater footprints. Future reserved matters applications would ensure that the design and character of units would be controlled. Previous highways modelling remained relevant as the overall maximum floor space had remained unchanged. Also, the approved strategic landscaping when considered against the JCS and amended Condition 9, remained in accordance with the legal agreement and tied in with the existing consent.  It was agreed that the application be APPROVED subject to the following conditions: - |

1. Approval of the details of the appearance, landscaping, layout and scale (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced in respect of that part of the site to which the approval of reserved matters relates.

2. Plans and particulars of the reserved matters referred to in condition 1 above, relating to the appearance, layout and scale of any buildings to be erected and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

3. Application for approval of the reserved matters shall be made to the Local Planning Authority on or before the 3rd October 2017.

4. The development hereby permitted shall be begun either on or before 3rd October 2017 or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

5. The development shall not be carried out other than in accordance with the following documents and plans approved under planning reference AOC/0661/1301 unless otherwise agreed in writing by the Local Planning Authority:

- Green Infrastructure and Landscape Strategy (including appendices) (Barry Chinn Associates Ltd for Roxhill Developments Ltd A14 J10 Business Park Kettering) ref: 1457/15/RP01A dated 17th May 2016 and received by the Local Planning Authority on 20th May 2016.

- Landscape Masterplan 1457/14 Drawing No. 03 Rev B received by the Local Planning Authority on 20th May 2016.

- Detailed Planting Plan 1 of 6 1457/14 Drawing No. 05 Rev B received by the Local Planning Authority on 20th May 2016.

- Detailed Planting Plan 2 of 6 1457/14 Drawing No. 06 Rev B received by the Local Planning Authority on 20th May 2016.

- Detailed Planting Plan 3 of 6 1457/14 Drawing No. 07 Rev B received by the Local Planning Authority on 20th May 2016.

- Detailed Planting Plan 4 of 6 1457/14 Drawing No. 08 Rev B received by the Local Planning Authority on 20th May 2016.

- Detailed Planting Plan 5 of 6 1457/14 Drawing No. 09 Rev B received by the Local Planning Authority on 20th May 2016.

- Detailed Planting Plan 6 of 6 1457/14 Drawing No. 10 Rev C received by the Local Planning Authority on 26th May 2016.

- Landscape Section 1457/14 Drawing No. 11 Rev B received by the Local Planning Authority on 20th May 2016.

6. Each Reserved Matters application for a development plot shall be submitted with a detailed scheme of hard and soft landscaping which shall specify species, planting sizes, spacing and numbers of trees and shrubs to be planted, the layout, contouring and surfacing of all open space areas and a management and maintenance strategy for those open spaces and landscaping. The works approved shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development on the plot, whichever is the sooner. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. The management and maintenance strategy shall be implemented as approved.

7. The development shall not be carried out other than in accordance with the drawing 'Earthworks Volumes and Sections' Drawing No. 0600-100 Rev A received by the Local Planning Authority on 21st December 2015 and approved under planning reference AOC/0661/1301, unless otherwise agreed by the Local Planning Authority.

8. The development shall consist of B1, B2 and B8 employment uses and one petrol filling station only and no other uses within 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. The development floorspace shall not exceed 52,187 sqm of B8 floorspace, 32,767sqm of B2, 21,733 sqm of B1 and 1,600 sqm for the petrol filling station.

9. No individual building on Zone 3 (as identified on the Zoning Plan 14138\_F0107 received by the Local Planning Authority 13th June 2016) shall exceed 25,548 sqm (275,000 sq ft) external floorspace. No individual building on Zone 1 or Zone 2 shall exceed 13,935 sqm (150,000 sq ft) external floorspace. No building on site shall exceed a maximum height of 15 metres. No B1(a) office use shall exceed 9,290 sqm.

10. No development shall take place on land identified as Plot H on the Development Framework Plan reference P005 D received on 24/06/2014.

11. The development shall not be carried out other than in accordance with the drawing 'External Finishes 14138-F0083 Rev A' received by the Local Planning Authority on 27th April 2016 and approved under planning reference AOC/0661/1301 unless otherwise agreed in writing by the Local Planning Authority.

12. Prior to the installation of any external lighting, full details of a lighting scheme for site and/or lighting for each parcel of development shall be submitted to and approved in writing by the Local Planning Authority. The details to be submitted shall include a site plan showing the location of all external lighting, details of the various types of lighting to be erected, the maximum ground area to be lit, the luminance of the lighting and measures to prevent light spillage from the site. No external lighting shall be installed anywhere on the site other than in complete accordance with the approved lighting scheme.

13. The development shall not be carried out other than in accordance with the Site Waste Management Plan (Prepared by Buckingham Group Contracting Limited) dated 8th December 2015) Kettering Gateway - Infrastructure Phase 1 received by the Local Planning Authority on 21st December 2015 and approved under planning reference AOC/0661/1301. Reserved matters for a building shall be accompanied by details of waste management for the construction and occupation phases of development.

14. Reserved matters applications for each parcel of development shall be accompanied by the following:

- A Sustainability Report, demonstrating how environmental sustainability issues have been addressed during the design process and setting out how design credits under the relevant BREEAM rating (or equivalent) will be achieved.

- A scheme for the secure storage of cycles

- Bin storage

- Layout of car parks including car and lorry parking, service yards and turning facilities

- A detailed scheme indicating the positions, design, materials and type of screen walls and fences to be erected.

- Street Furniture (in accordance with condition 19)

The development shall be carried out in accordance with the approved details.

15. The development shall achieve a minimum of Building Research Establishment Environment Assessment Method (BREEAM) level ""very good"" (or the equivalent standard which replaces BREEAM). In the event that the BREEAM standard achieved for the actual building falls short of the ""very good"" standard (or the equivalent standard) a programme of remediation works shall be agreed in writing by the Local Planning Authority and carried out in accordance with a timetable to be agreed.

16. Within three months of work starting on a development parcel, a copy of the Interim Design Stage Assessment Certificate shall be provided to the Local Planning Authority to demonstrate that any building to be constructed will achieve the required BREEAM level.

17. Within 18 months of the first occupation of each building a copy of the Post Construction Final Certificate to confirm that the construction of each building has achieved at least a ""very good"" BREEAM rating shall be submitted to and approved by the Local Planning Authority.

18. The development shall not be carried out other than in accordance with the Kettering Energy Park - A14 Junction 10. EXAMPLE Energy Strategy for Planning Ref: Q9841 Rev C received by the Local Planning Authority on 15th April 2016 and approved under planning reference AOC/0661/1301 unless otherwise agreed in writing by the Local Planning Authority.

19. A scheme for the delivery, implementation and maintenance of all street furniture shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include plans, images and where appropriate samples to be used for the design, materials, location of all street furniture, public art, benches, bins etc. All street furniture shall be installed and maintained in accordance with the approved strategy.

20. The development shall not be carried out other than in accordance with Drawing No. UC\_6058\_03 received by the Local Planning Authority on 21st December 2015 and approved under planning reference AOC/0661/1301, unless otherwise agreed in writing by the Local Planning Authority.

21. The development shall not be carried out other than in accordance with the Written Scheme of Investigation, Archaeological Excavation (version 1) prepared by Oxford Archaeology East dated March 2016 received by the Local Planning Authority on 18th April 2016 and approved under planning reference AOC/0611/1302. A post-excavation assessment report and updated research design shall be submitted to and approved in writing by the Local Planning Authority within 6 months of the fieldwork being completed.

22. The development shall not be carried out other than in accordance with the Ecological Management Plan (fprc) (Roxhill Developments A14 Junction 10 Kettering Business Park) dated May 2016 and received by the Local Planning Authority on 20th May 2016 and approved under planning reference AOC/0661/1301, unless otherwise agreed in writing by the Local Planning Authority.

23. The development shall not be carried out other than in accordance with the Crime Prevention Statement - Outline Condition 26 KET/2013/0661 (dated December 2015 Initial Issue: GT/MA 08.12.2015) received by the Local Planning Authority on 21st December 2015 and approved under planning reference AOC/0661/1301 unless otherwise agreed by the Local Planning Authority.

24. The development shall not be carried out other than in accordance with the following details approved under planning reference AOC/0661/1301 unless otherwise agreed by the Local Planning Authority:

- Cranford Business Park, Kettering Phase 1 Desk Study Report 11964 - 4430 - 100, dated 8th November 2011 by Waterman.

- Cranford Business Park, Kettering Phase 2 Factual Ground Investigation Report for E1100-11, dated February 2012 by ESG for Waterman.

- Cranford Business Park, Kettering Phase 2 Ground Investigation Interpretive Report 11964- 4430-200, dated 30th March 2012 by Waterman.

Details and specification of gas/radon protection measures shall be submitted with reserved matters applications for each building. 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 works. Following completion of measures identified in the approved remediation scheme, a verification 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.

25. In the event that unexpected contamination is found at any time when carrying out the development, works at the site shall cease and an investigation and risk assessment undertaken to assess the nature and extent of the unexpected contamination. A written report of the findings shall be submitted to and approved in writing by the Local Planning Authority, together with a scheme to remediate, if required, prior to further development on site taking place. Only once written approval from the Local Planning Authority has been given shall development works recommence.

26. No reserved matters application shall be submitted unless and until a detailed surface water drainage strategy for the whole site has been submitted to and approved in writing by the local planning authority. The scheme shall include:

- Detailed surface water design drawings including supporting calculations, long sections, cross sections and details of flow controls (cross sections with levels to Ordnance Datum and manufacturers discharge curve for vortex flow controls).

- Drainage phasing plan.

- Consideration of overland flood flows. Overland floodwater should be routed away from vulnerable areas (for acceptable depths and rates of flow, please refer to Environment Agency and Defra document FD2320/TR2 'Flood Risk Assessment Guidance for New Development Phase 2'.

- Details of onsite SUDs and Swales.

- Details of how the scheme shall be maintained and managed after completion.

The development shall be carried out in accordance with the approved details.

The submitted Reserved Matters shall accord with the approved drainage scheme, unless otherwise agreed in writing by the local planning authority and shall be accompanied by a written statement of conformity which demonstrates compliance with the drainage scheme.

27. Prior to commencement of works on a building a foul drainage scheme for that building shall be submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until the works have been carried out in accordance with the approved foul water drainage scheme unless otherwise agreed in writing by the Local Planning Authority.

28. The development shall not be carried out other than in accordance with the following documents approved under planning reference AOC/0661/1301 unless otherwise agreed by the Local Planning Authority:

- Construction Management Framework Plan Addendum (Prepared by Buckingham Group Constructing Ltd) on behalf of Roxhill Burton Latimer Ltd dated 10 December 2015 received by the Local Planning Authority on 15th April 2016.

- Construction Management Framework Plan (CMFP) Rev 01 HA Goddard & Sons dated October 2015 and received by the Local Planning Authority on 21st December 2015.

The approved Construction Management Plan shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction works.

29. Prior to occupation of the development the highway works shown on the following plans (received 26th August 2016 and approved under planning reference AOC/0661/1303) shall be completed, unless otherwise agreed by the Local Planning Authority:

- General Arrangement A14 Junction - 10-0495-0100/100F

- General Arrangement Diverted A6 - 10-0495-0100/101E

- General Arrangement Cranford Road Rbt - 10-0495-0100/102E

- General Arrangement All Works - 10-0495/0100-106D

- Swept Path Analysis - 10-0495/0100-130B

- Drainage Layout A14 Junction - 10-0495/0500-100H

- Drainage Layout A6 and Kettering Road - 10-0495/0500-101G

- Drainage Layout Cranford Road Roundabout - 10-0495/0500-102E

- Traffic Signs and Road Markings A14 Junction 10-0495/1200-100F

- Traffic Signs and Road Markings A6 and Kettering Road - 10-0495/1200-101E

- Traffic Signs and Road Markings Cranford Road Roundabout 10-0495/1200-102E

30. Prior to the commencement of the development hereby permitted, details of a positive means of drainage to ensure that surface water from the vehicular accesses [or private land] does not discharge onto the highway [and / or Public Right of Way] shall be submitted to and be approved in writing by the Local Planning Authority. The approved scheme shall thereafter be installed and operational prior to the occupation of any of the buildings hereby approved and thereafter be maintained.

31. The development shall not be carried out other than in accordance with 'A14 Business Park, Kettering Condition 32 Project Note' File Ref: VC-102089-PN-0001 received by the Local Planning Authority on 21st December 2015 and approved under planning reference AOC/0661/1301. Reserved matters for a building shall be accompanied by an Acoustic Insulation Scheme for that building and any external plant. The scheme(s) shall ensure that the background noise level at the boundary of the site or at the nearest noise sensitive dwelling does not increase. For the avoidance of doubt calculated noise levels at the measurement point should be 0dBA below the existing background level during daytime (7am - 11pm) and -3dBA during night time (11pm - 7am). The approved Acoustic Insulation Scheme(s) shall be implemented in full.

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

*(Voting, For 8; Against 0)*

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| Proposed Development \*5.3 Full Application: Erection of two storey modular classroom at Kingsley School, Churchill Way, Kettering for Portable Building Sales  Application No. KET/2016/0474  Speakers:  None |  | Decision The committee received a report which sought approval for full planning permission for a two storey modular classroom located to the east of the existing school buildings on existing hardstanding. This would allow for an increase in capacity of 24 pupils.  The committee heard that concerns regarding additional noise from the extra pupils had been raised. Environmental Health had been consulted and the additional noise levels were acceptable and in line with 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 detailed below.

3. No development shall commence on site until details of the types and colours of all external facing and roofing materials to be used 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.

4. In the event that unexpected contamination is found at any time when carrying out the development hereby approved, it must be reported immediately to the Local Planning Authority. Development works at the site shall cease and an investigation and risk assessment undertaken to assess the nature and extent of the unexpected contamination. A written report of the findings shall be submitted to and approved by the Local Planning Authority, together with a scheme to remediate, if required, prior to further development on site taking place. Only once written approval from the Local Planning Authority has been given shall development works recommence.

5. Works audible at the site boundary will not exceed the following times unless with the written permission of the LPA or Environmental Health. Monday to Friday 08.00 to 18.00 hrs, Saturday 08.30 to 13.30 and at no time whatsoever on Sundays or Public/Bank Holidays. This includes deliveries to the site and any work undertaken by contractors and sub-contractors.

*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: Two storey side extension and single storey front extension with new conservatory roof at 23 Columbus Crescent, Rothwell for Mr K Beattie  Application No: KET/2016/0501  Speakers  None |  | Decision The committee received a report which sought approval for a two storey rear extension, single storey front extension and alterations to the conservatory roof.  An update was provided giving details of a neighbour’s objection which reiterated their original letter of opposition and did not provide anything new. The concern raised was that the proposal being built to the current common boundary would cause a terracing effect. In assessing the design of the proposed extension over the existing garage, the overall impact was perceived as being subservient to the original dwelling.  The committee heard that the principle of development was acceptable with no adverse effect on residential amenity.  Members queried the loss of a walkway and loss of windows to the side elevation on the existing property.  It was agreed that the application be APPROVED subject to an additional condition and 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 for the external walls and roof and doors and windows of the development hereby permitted shall match in terms of colour, type and texture those used on the existing building.

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

*(Voting, For 8; Against 0)*

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| --- | --- | --- |
| Proposed Development \*5.5 Full Application: Proposed annex for plot 1, double garage for plots 1 and 3, and single garage for plot 2. Surface finish to parking area at Bay House Farm, Main Street, Orton for Mr S Bateman Grace Homes.  Application No: KET/2016/0504  Speakers  None |  | Decision The committee received a report which sought full planning permission for a revised scheme approved through KET/2013/0646. This includes a proposed annex for plot 1, double garage for plots 1 and 3, and single garage for plot 2 together with a surface finish to parking area.  An update was provided raising concerns from Orton Parish Meeting that the proposed annex could constitute a new dwelling.  Members were advised that a condition has been imposed to ensure that the annex remained ancillary to the approved residential use at Plot One. The principle of development on this site had been established through the extant approval and accorded with the previous consent.  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 annex building hereby permitted shall not be occupied other than as a part of the single residential use of the dwelling shown as plot one on the approved plan PL01 Rev A received 18 July 2016 by the Local Planning Authority

3. No development shall commence on site until details of the types and colours of all external facing and roofing materials to be used, 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.

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.

5. No development shall take place on site until full details at a scale of no less than 1:5 of joinery for all windows, doors, verge and eaves details, timber finishes and rainwater goods including the materials to be used have been submitted to and approved in writing by the Local Planning Authority. New windows shall be recessed in the openings. The development shall not be carried out other than in accordance with the approved details.

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 building, structure or other alteration permitted by Classes A-E of Part 1 of Schedule 2 of the Order shall be made on the application site.

7. Before the development hereby permitted is first occupied or used, space for the parking and manoeuvring of vehicles, including within the garages, shall be provided within the site in accordance with the approved plans and shall thereafter be permanently retained and kept available for such purposes.

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

*(Voting, For 8; Against 0)*

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| Proposed Development \*5.6 Full Application: Two storey side extension at 11 St Vincents Avenue, Kettering for Miss B Westley.  Application No: KET/2016/0514  Speakers  None |  | Decision The committee received a report which sought approval of full planning permission for a two storey side extension.  An update was given detailing additional concerns regarding loss of light and overlooking.  The committee heard that the proposed extension was subordinate to the main dwelling and its unusual shape was due to the shape of the plot size. Neighbouring windows were not primary windows and so there was no loss of residential amenity. It was confirmed that access to the rear of the dwelling would be kept.  Members were advised that future installation of any windows to the side elevation was controlled by a condition removing permitted development rights.  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 number(s) Location Plan KET/2016/0514/1 and Block plan, proposed and existing floor plans, proposed and existing elevation plans 16/7/1 received by the local planning authority on 18/07/16.

3. 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.

4. 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 first floor side elevation of the two storey side extension.

*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 6.30 pm and ended at 7.45 pm)*

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

Chair

*AN*