**Full Planning Committee - 04 October 2016**

**Agenda Update**

5.1 **KET/2016/0372**

Mill Barn, High Street, Cranford

In order to secure suitable natural materials and to ensure the proposed garages are of sufficient widths, Conditions are to be amended to the following:

No development shall commence on site until details of the types and colours of all external facing and roofing materials to be used, together with samples, have been submitted to and approved in writing by the Local Planning Authority. The roof will be natural slate. 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 8 of the North Northamptonshire Joint Core Strategy.

No development shall take place on site until full details of all windows, doors, timber finishes, cills, verge detailing, rainwater goods and stone finishes 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 are required prior to commencement of development in the interests of protecting the character and appearance of the Conservation Area in accordance with policies 2 and 8 of the North Northamptonshire Joint Core Strategy.

The parking shall not be carried out other than in accordance with the approved plans and details shown on drawing number SK11 Rev C received by the Local Planning Authority on 11th August 2016, which shall be retained as approved at all times thereafter. Notwithstanding the approved plan, the garage doors will be a minimum width of 2.6m
REASON: In the interest of securing an appropriate form of development in accordance with policy 8 of the North Northamptonshire Joint Core Strategy.

5.2 **KET/2016/0462**

 Bentham Close & High Street (corner of), Broughton

The application description has been amended to remove the reference to the garage. The parking spaces have been confirmed to be at least 3.3m which accords with Highways Standing Advice

5.3 **KET/2016/0490**

 5 St Stephens Road, Kettering

No update.

5.4 **KET/2016/0510**

 Joinery Yard, Hallwood Road, Kettering

No update.

5.5 **KET/2016/0525**

 31 Regent Street, Kettering

The number of occupants was reduced from 10 to 8 and amended plans and details were received 26/09/2016 as follows:

Proposed floorplan KET/2016/0525/4A
Planning Statement KET/2016/0525/5A
3-D Ground Floor Plan KET/2016/0525/7A
3-D First Floor Plan KET/2016/0525/8A
3-D Second Floor Plan KET/2016/0525/9A

All neighbours and consultees were reconsulted for 7 days from 26/09/2016.

One further letter of objection from No.27 Regent Street has been received in response to the reconsultation stating that since the building work was completed on Nos.29/31 Regent Street and the new residents moved in parking has become a greater problem than it previously was with an additional five cars parked in the vicinity of the site.

This issue has already been discussed in the Officer Report but the members are reminded that a dwellinghouse can operate as a 6 person HMO without the need for a change of use, therefore the impact of parking associated with the use of each property by up to 6 occupants falls outside of planning control.

5.6 **KET/2016/0526**

 30 Garfield Street, Kettering

Conditions amended to read the following:

Before development commences there shall be submitted to and approved in writing by the Local Planning Authority, a noise assessment of the Air Source Heat Pump that outlines the likely impact on any noise sensitive property, and the measures necessary to ensure that the noise does not affect the local amenity of residents. The assessment shall be determined by measurement or prediction in accordance with the guidance and methodology set out in BS4142: 2014. The use hereby permitted shall be operated in accordance with approved details and thereafter maintained in this approved state.
REASON: In the interest of residential amenity in accordance with policy 8 of the North Northamptonshire Joint Core Strategy.

Unless with the prior written permission of the Local Planning Authority construction works audible at the site boundary will not exceed the following times:

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 restriction also includes deliveries to the site and any work undertaken by contractors and sub-contractors.
REASON: In the interest of residential amenity in accordance with policy 8 of the North Northamptonshire Joint Core Strategy

5.7 **KET/2016/0554**

85A Braybrooke Road, Desborough

It is noted that the current plans; 1866-02A and 1866-03B, have the east and west elevations mislabelled. Revised plans have been requested from the applicant and any decision made would be based on these revised plans.

5.8 **KET/2016/0577**

 East Kettering Development - Parcel PS4, Cranford Road, Barton Seagrave

Condition 7 has been edited to read:

Within 1 month of this permission an application for a Traffic Regulation Order restricting part of Cranford Road to a 30mph speed limit shall be submitted to NCC Highways for approval and shall be implemented in accordance with the approved details within 1 month of the Traffic Regulation Order being approved.
REASON: In the interests of Highway Safety in accordance with Policy 8 of the North Northamptonshire Joint Core Spatial Strategy.

An informative should also be added to read:

The applicant is reminded of their duty of care in relation to safety throughout the site which includes (but is not limited to) ensuring the gas tanks that form part of this planning application pass all relevant safety checks and are regularly maintained and serviced to ensure there is not a danger to pupils, staff and visitors to Hayfield Cross Primary School.

A consultation comment has been received from KBC Environmental Health who have no comments in respect of this application.