

BOROUGH OF KETTERING

PLANNING COMMITTEE

Meeting held – 23rd May 2017

Present: Councillor Shirley Lynch (Chair)
Councillors Linda Adams, David Soans, Ian Jelley, Mark Rowley,
David Howes, Ashley Davies and Keli Watts

17.PC.01 APOLOGIES

Apologies for absence were received from Councillors Lesley Thurland, Greg Titcombe and Cliff Moreton

17.PC.02 DECLARATIONS OF INTEREST

Councillor David Soans declared an interest as a Desborough Town Councillor for item 5.3

Councillor Ian Jelley declared an interest as a Rothwell Town Councillor for item 5.10

***17.PC.03 MINUTES**

RESOLVED that the minutes of the meetings of the Planning Committee held on 5th April and 11th April 2017 be approved as a correct record and signed by the Chair

***17.PC.04 ITEMS OF URGENT BUSINESS**

None

***17.PC.05 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. One speaker 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:-

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.1 Full Application: 1 no. dwelling</p> <p>Application No: KET/2017/0043</p> <p><u>Speakers</u></p> <p>None</p>	<p>Withdrawn</p>

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.6 Full Application: Side extension with dormer window at Loddington Cricket Pavilion and Ground, Loddington for Mr A Durn.</p> <p>Application No: KET/2017/0225</p> <p><u>Speakers:</u></p> <p>Alan Durn, third party speaker for the development attended the committee and gave his views on the proposed development informing members of the history surrounding the development of the facility and why the extension was required.</p> <p>Councillor Hakewill, ward councillor for the development attended the meeting and gave his support for the proposed development whilst also highlighting issues raised regarding parking, stating that an advisory may be needed to encourage sensible parking.</p>	<p>Members received a report which sought full planning permission for a side extension to the existing Pavilion to be used as a garage/store to its south-western elevation to the same height as the existing building including the insertion of a pitched dormer window to house the score keeper overlooking the cricket pitch.</p> <p>Members raised concerns regarding the possible parking issues about the site and advised that signage could be a consideration to encourage sensible parking for residents surrounding the proposed development.</p> <p>It was agreed that the application be APPROVED subject to the following conditions: -</p>

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 information detailed below.
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.

Members voted on the officers' recommendation to approve the application

(Voting, For 7; Against 0)

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.2 Full Application: Two storey side extension and single detached garage at 18 Berwick Way, Kettering for Mr S Liggins</p> <p>Application No: KET/2017/0076</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a report which sought full planning permission for the following development:</p> <ul style="list-style-type: none"> • Conversion of the existing integral garage to habitable accommodation • Erection of a first floor side extension above integral garage to the following dimensions: 2.7m width, 6.8m depth, 4.9m to the eaves and 7.5m to the ridge of the roof • Erection of a two storey side extension to the following dimensions: 2.15m width, 6.8m - 8m depth (first floor – ground floor respectively), 4.9m - 2.3m to the eaves (first floor – ground floor respectively) and 7.5-3.2m to the ridge of the roofs (first floor – ground floor respectively) • Erection of a single detached garage to the following dimensions: 2.6m width, 5.5m depth, 2.1m to the eaves and 3.3m to the ridge of the roof. <p>Members were in agreement that the proposed development was satisfactory following 1 objection from a neighbour.</p> <p>It was agreed that the application be APPROVED subject to the following conditions: -</p>

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

2. The architectural detailing and the materials to be used in the construction of the external surfaces of the development hereby permitted shall match, in design, type, colour and texture, those on the existing building.

3. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details shown in the list of plans set out below.

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, B or C shall be made in the north-west elevation or roof plane of the building, adjacent to no. 60 Richmond Avenue.

Members voted on the officers' recommendation to approve the application

(Voting, For 7; Against 0)

(Planning No. 3)

23.05.17

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.3 Full Application: Construction of 1 no. four bedroom dwelling and 2 no. three bedroom bungalows at 75/77 Harrington Road, Desborough for Mr L Burley</p> <p>Application No: KET/2017/0147</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a report which sought planning permission for 3 no. dwelling houses at the site.</p> <ul style="list-style-type: none"> • Plot 1 was a T-shaped two-storey detached dwellinghouse with 4 no. bedrooms. • Plots 2 and 3 were linear single storey dwellinghouses with either 2 or 3 bedrooms. <p>Members received an update which stated that amended plans had been submitted with regards to parking provisions/garage sizes.</p> <p>The update also stated that based on the amended specifications it was possible for a tender with a pump appliance to respond to an emergency to plot 3.</p> <p>Members raised concerns with the collection and location of waste disposal during collection days.</p> <p>Members then heard that the location had been specified and that the proposed location was no different to other houses.</p> <p>It was agreed that the application be APPROVED subject to the following conditions: -</p>

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.
2. 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 B to C have been complied with.

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.

3. Prior to the commencement of development a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction
4. The development and bin presentation point hereby permitted shall not be carried out other than in accordance with the details and levels as shown on approved plans 83/315/13 Rev C, 83/315/21 Rev A and 83/315/22, received by the Local Planning Authority on 27th February 2017 and 83/315/19 Rev B and 83/315/20 Rev B, received by the Local Planning Authority on 12th May 2017.
5. Prior to the first occupation of the dwellinghouses hereby approved, the boundary treatment and landscaping scheme shall be fully implemented in accordance with the approved details shown on plan 83/315/20 Rev B received by the Local Planning Authority on 12th May 2017.
6. Prior to the first occupation of the development hereby approved, the access, driveway, turning head, ACO drain, garages and parking spaces shall be provided within the site in accordance with the details shown on the approved plans 83/315/20 Rev B, received by the Local Planning Authority on 12th May 2017 and 83/315/22, received by the Local Planning Authority on 27th February 2017, and shall thereafter be retained and kept available for such purposes.
7. The development hereby approved shall be no be built out other than in accordance with the approved external facing, roofing, window, fascia, guttering, driveway and block paving materials listed in submitted document KET/2017/017/7, received by the Local Planning Authority on 26th April 2017.
8. The vehicular access gradient from the highway boundary shall not exceed 1 in 15 for the first 5m from the highway boundary.
9. Prior to first occupation of the dwellinghouses hereby approved, the works to install a 300 mm culvert with a maximum length of 90 metres and the installation of 4 no. surface water ditch diversion drains shall be carried out in accordance with the locations shown on plan 83/315//20 Rev B, received by the Local Planning Authority on 12th May 2017, and in accordance with the Northamptonshire County Council Land Drainage Consent under the Flood and Water Management Act 2010 as detailed in the Planning Statement

KET/2017/0147/2, received by the Local Planning Authority on 27th February 2017, and shall thereafter be retained and maintained in that form.

10. 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 any roof plane of the buildings hereby permitted.
11. Prior to the commencement of development a written scheme of investigation to secure the implementation of a programme of archaeological work shall be submitted to and approved in writing by the Local Planning Authority.

Members voted on the officers' recommendation to approve the application

(Voting, For 7; Against 0)

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.4 Full Application: Change of use of first floor from office space to 5 no. one bed flats at 26a-30a Rockingham Road, Kettering for Gold Leaf Property Investments.</p> <p>Application No: KET/2017/0156</p> <p><u>Speakers:</u></p> <p>None</p>	<p>The committee received a report which sought planning permission for a change of use of first floor from office space to 5 no. 1 bedroom flats.</p> <p>Members raised questions regarding the availability of parking for the proposed development and also raised concerns regarding the number of bins that may be present on the public footpath.</p> <p>Members then heard that there was on road parking and the situation was similar to other terraced housing in the area, members also heard that although bins may be an issue if left out there was facilities for these to be removed.</p> <p>Members also raised concerns regarding the limitations on water usage for the property as set out under the conditions.</p> <p>Members were told that due to new legislation coming in under a sustainable initiative this was implemented on this property. Building Regulations would monitor and inspect the usage of water.</p> <p>It was agreed that the application be APPROVED subject to the following conditions: -</p>

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.
2. The windows and doors on the front elevation shall be retained. None shall be replaced unless this is done in accordance with a scheme that shall have first been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.
3. The use of the building shall not commence until the approved cycle storage scheme as shown on drawing number ROCK-MJB-ZZ-DR-AR-0002 Rev A 'Proposed Cycle Store General Arrangement and Details' has been fully implemented and shall permanently be retained in that form for the secure storage of cycles.

4. At all times except on waste collection day waste/recycling bins shall be stored behind or within the building in accordance with a scheme for the storage and collection of domestic refuse, which has been submitted to and approved in writing by the Local Planning Authority. The domestic use of the building shall not commence until the approved scheme has been fully implemented and shall be retained at all times thereafter, unless otherwise agreed in writing by the Local Planning Authority.

5. Prior to the commencement of development hereby approved, a scheme for achieving the noise levels outlined in BS8233:2014 with regards to the residential units shall be submitted and approved by the Local Planning Authority. The scheme shall be based on the submitted BlueTreeAcoustics Noise Assessment Report Ref. 02848-120100 dated 05/08/2016 and contain additional information in relation to i) sound reduction information to be provided for the secondary double glazing proposed to the front elevation; ii) noise from the non-domestic ground floor uses to be considered and noise mitigation is proposed; iii) confirm ventilation mechanism. Once approved the scheme shall be implemented before occupation of the residential units and therefore maintained in the approved state. No alterations shall be made to the approved structure including roof, doors, windows and external facades, layout of the units or applying noise barriers.

6. Prior to the commencement of development hereby approved details showing how the proposal shall incorporate measures to limit water use to no more than 105 litres/person/day shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Members voted on the officers' recommendation to approve the application

(Voting, For 7; Against 0)

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.5 Full Application: Erection of canopy for smoking area, public address system and 8 no. mechanised cash bingo units to north elevation at Gala Bingo Club, 19 High Street, Kettering for Gala Leisure Limited</p> <p>Application No: KET/2017/0176</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a report which sought full planning permission for a smoking shelter off the northern elevation of the building close to the buildings fire escape door which serves the area and consists of a mono-pitched open steel frame with a glass roof measuring 1m x 3.880m. There are no supporting vertical posts proposed with the frame directly secured off the buildings face.</p> <p>Members enquired about the possibility of adding an additional condition which would ensure appropriate signage is installed to encourage customer to minimise noise and disruption</p> <p>It was agreed that the application be APPROVED subject to the following conditions: -</p>

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 documents detailed below.
3. The public address system shall not be used outside the time: 11:00- 20:30 on any day at any time.
4. The noise emission level from the smoking area, outlined in red on the approved plans, shall not exceed a level of LAeq1hr = 55dB as determined at the façade of any noise sensitive properties. Levels shall be assessed in accordance with the provisions of BS 7445.
5. The smoking area, as defined by the red outlined area on the approved plans, shall not be used outside the hours of 11:00 to 22:30 daily and shall be used ancillary to the Bingo Hall.
6. *Signage Condition*

Members voted on the officers' recommendation to approve the application

(Voting, For 7; Against 0)

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.7 Full Application: Single storey front extension and part garage conversion to habitable room with replacement roof at 114 Churchill Way, Kettering for Mr N Singh</p> <p>Application No: KET/2017/0234</p> <p><u>Speakers:</u></p> <p>None</p>	<p>The committee received a report which sought permission for the erection of a single storey front extension to form a porch and extend the garage; part of the rear of the existing garage would be converted into habitable space.</p> <p>Members heard that although there one objection had been received there was no loss of amenity for neighbouring properties and that the proposed development was not unreasonable.</p> <p>It was agreed that the application be APPROVED subject to the following conditions: -</p>

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/2017/0234/1 and Block Plan, Existing & Proposed Elevations & Floor Plans 17/3/1 received by the Local Planning Authority on 20/03/17.
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 side (north) elevation facing 112 Churchill Way.

Members voted on the officers' recommendation to approve the application

(Voting, For 7; Against 0)

(Councillor Thurland Abstained from the Vote)

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.8 Full Application: 1 no. dwelling and associated access at 3 Blackwell Road (land adj), Barton Seagrave for Mrs A Hobbs</p> <p>Application No: KET/2017/0244</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a report which sought planning permission for the erection of a two storey detached dwelling with parking for two cars to the front.</p> <p>It was agreed that the application be APPROVED subject to the following conditions: -</p>

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 amended plan numbers Location Plan KET/2017/0244/1 received by the Local Planning Authority on 21/03/17; Proposed Elevations 02A and Proposed Floor Plans 01A received by the Local Planning Authority on 26/04/17.
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 adjacent building 3 Blackwell Road, Barton Seagrave.
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 side elevations or roof planes of the building.
5. Works audible at the site boundary will not exceed the following times unless with the written permission of the Local Planning Authority 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.
6. Prior to the commencement of the development hereby permitted a desk study and site walk over to identify all potential contaminative uses on site, and to inform the conceptual site model shall be carried out by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and shall be submitted to and approved in writing by the Local Planning Authority. No development shall take place until the Local Planning Authority has given its written approval that it is satisfied that no potential risk from contamination has been identified.
7. If a potential risk from contamination is identified as a result of the work carried out under condition 6, prior to the commencement of the development hereby permitted, a comprehensive intrusive investigation in order to characterise the type, nature and extent of contamination present, the risks to receptors and to inform the remediation strategy proposals shall be documented as a report undertaken by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and submitted to and approved in writing by the Local Planning Authority. No

development shall take place unless the Local Planning Authority has given its written approval that it is satisfied that the risk from contamination has been adequately characterised as required by this condition.

8. If contamination is found by undertaking the work carried out under condition 7, prior to the commencement of the development hereby permitted, a scheme of remediation and/or monitoring to ensure the site is suitable for its proposed use shall be prepared by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and submitted to and approved in writing by the Local Planning Authority. No development shall take place until the Local Planning Authority has given its written approval of the scheme of remediation and/or monitoring required by this condition.

9. If remedial works have been identified in condition 8, the development shall not be occupied until the remedial works have been carried out in accordance with the scheme approved under condition 8. A verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

10. If, during development, contamination not previously identified is found to be present at the site, no further development shall be carried out until full details of a remediation strategy detailing how the unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. Thereafter the remediation strategy shall be carried out in accordance with the approved details.

Members voted on the officers' recommendation to approve the application

(Voting, For 7; Against 0)

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.9 Full Application: Two and single storey side extension at 27 Southgate Drive for Mr D Chamberlain</p> <p>Application No: KET/2017/0246</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a report which sought permission for the erection of a two storey side extension.</p> <p>Members heard that the proposed development had been brought before committee due to the applicant being internal.</p> <p>It was agreed that the application be APPROVED subject to the following conditions: -</p>

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 amended plan numbers Location Plan KET/2017/0246/1 received by the Local Planning Authority on 23/03/17 and Block Plan, Existing & Proposed Floor Plans & Elevations 17/3/1 A received by the Local Planning Authority on 21/04/17.

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 north side elevation or roof plane of the building.

Members voted on the officers' recommendation to approve the application

(Voting, For 7; Against 0)

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.10 Full Application: First floor side with single storey front and rear extensions at 7 Slade Valley Avenue, Rothwell for Mr D Mawby</p> <p>Application No: KET/2017/0248</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a report which sought planning permission for the following three items:</p> <ul style="list-style-type: none"> • A single storey front extension to provide a porch and to increase the garage depth from 2.9 metres to 3.7 metres, with a mono-pitched roof above. • A single storey flat roofed rear extension with a parapet wall all round and 2 no. lantern roof lights. • A first floor side extension above the existing utility room, WC and part of the existing garage. The front elevation will be set back 1.4 metres from the front elevation of the main dwellinghouse. <p>Members heard that there was no impact on neighbouring property despite one objection being received.</p> <p>It was agreed that the application be APPROVED subject to the following conditions: -</p>

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 7; Against 0)

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.11 s.73 Application: Variation of condition 1 pursuant to approved drawings and condition 9 in respect of obscure glazing of KET/2017/0075 at 8 Spinney Lane, Kettering for Mrs J Ward C/O Agent - Mr M Fitzgerald</p> <p>Application No: KET/2017/0268</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a report which sought to vary condition 1 (approved plans) and condition 9 pursuant to obscuring glaze to a rear landing window in relation to application KET/2017/0075.</p> <p>That permission proposed a single 4-bed dwelling including two front dormers and a two storey porch feature and two rear projecting gables with an attached double garage with a front facing gable.</p> <p>The amendments proposed here to the extant and implemented 2017 permission include the following:</p> <ul style="list-style-type: none"> • Extend the internal floor space into the two front dormer windows • Amend the internal layout – notably – replacing the upper floor front bathroom which is housed in the porch feature and incorporating that space into the first floor landing • The rear facing stairwell window to be installed with clear rather than obscured glaze <p>It was agreed that the application be APPROVED subject to the following conditions: -</p>

1. The development hereby permitted shall not be carried out other than in accordance with the approved plans detailed below.

2. The development shall be carried out in accordance with the ground investigation, risk assessment and remediation work approved by the Local Planning Authority in respect to application KET/2016/0204.

If, during development, contamination not previously identified is found to be present at the site, no further development shall be carried out until full details of a remediation strategy detailing how the unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. Thereafter the remediation strategy shall be carried out in accordance with the approved details.

3. The development shall be carried out in accordance with the types and colours of all external facing, roofing and window/ door frame materials approved in writing by

the Local Planning Authority in respect to planning application KET/2016/0204 unless otherwise agreed by a subsequent discharge of conditions application.

4. The development shall be carried out in accordance with the architectural details of all windows and doors (and their surrounds), verge, eaves and chimney approved by the Local Planning Authority in respect to planning application KET/2016/0204 unless otherwise agreed in a subsequent discharge of conditions application.

5. The development shall be carried out in accordance with the Construction Method Statement approved by the Local Planning Authority in respect to planning application KET/2016/0204 unless other agreed in a subsequent discharge of conditions application.

6. The development shall be carried out in accordance with the scheme of landscaping including hard surfacing approved in writing by the Local Planning Authority in respect to planning application KET/2016/0204 unless otherwise agreed in a subsequent discharge of conditions application. The scheme shall be carried out in the first planting and seeding seasons following the occupation of the building, unless these works are carried out earlier. 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.

7. The development shall be carried out in accordance with the scheme for boundary treatment approved by the Local Planning Authority in respect to planning application KET/2016/0204 unless otherwise agreed in a subsequent discharge of conditions application. The development shall not be occupied until the approved scheme has been fully implemented in accordance with the approved details.

8. A visibility splay will be provided at the junction of the access road with Spinney Lane which will be 2m x 2m kept free of obstacles to visibility over 0.6 metres in height above carriageway level and any gates hung to open inwards of the site only and retained thereafter. The sight lines shall thereafter be permanently retained.

Members voted on the officers' recommendation to approve the application

(Voting, For 7; Against 0)

17.PC.06 ENFORCEMENT ACTION MONITORING

The committee received a report on enforcement monitoring covering the reporting quarter of 1st January 2017 to 31st March 2017

Following discussions it was

RESOLVED that the committee noted report, with any feedback to be given to the relevant planning officer

**(The Committee exercised its delegated powers to
act in the matters marked *)*

(The meeting started at 6.30 pm and ended at 7.30 pm)

Signed:

Chair

CG