

**BOROUGH OF KETTERING**

**PLANNING COMMITTEE**

**Meeting held – 14<sup>th</sup> November 2017**

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

Councillors Linda Adams, Ash Davies, Clark Mitchell, Cliff Moreton and Mark Rowley.

**17.PC.27**      **APOLOGIES**

Apologies for absence were received from Councillors David Soans, Lesley Thurland, Greg Titcombe and Keli Watts. It was noted that Cllr Clark Mitchell was acting as substitute for Cllr Watts.

**17.PC.28**      **DECLARATIONS OF INTEREST**

Councillor

**\*17.PC.29**      **MINUTES**

**RESOLVED** that the minutes of the meetings of the Planning Committee held on 17<sup>th</sup> October 2017 be approved as a correct record and signed by the Chair

**\*17.PC.30**      **ITEMS OF URGENT BUSINESS**

None

**\*17.PC.31**      **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. Six 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:-

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.1 Full Application: Conversion of hall to create 9 no. dwellings at Carey Memorial Baptist Church Hall, Nelson Street, Kettering for Mr R Glenn, Rockingham Design Partnership</p> <p>Application No: KET/2017/0285</p> <p><u>Speaker:</u></p> <p>Jenny Darling attended the meeting and spoke as a third party objector to the application, raising serious concerns regarding parking issues in the vicinity of the proposal and the validity of the findings of the parking survey undertaken.</p>	<p>Members received a report which sought permission for the creation of nine self-contained flats within Carey Memorial Baptist Church Hall. It was heard that the building had last been used for community events in April 2015 and the church had chosen to focus investment on the church building itself. The neighbouring area was residential in character and the building had a close relationship with surrounding properties. Some external alterations were required, but these were fairly minimal and focused on external and ground floor doors and the reinstatement of first floor windows.</p> <p>In principle there was support for the change of use of the building to residential, although the loss of a community facility needed to be weighed against this. The building itself was a non-designated heritage asset, although minimal external alterations impacting the historic fabric of the building. Internal alterations and subdivision of the large internal hall were not of sufficient harm to warrant refusal on heritage grounds</p> <p>Plans had undergone significant amendments with conditions to mitigate overlooking included to protect neighbouring amenity.</p> <p>It was heard that although there were no parking provisions included within the proposal, the Highways Authority was satisfied with the parking survey submitted and that additional parking needs arising from the development could be accommodated on-street.</p> <p>A number of proposed conditions were highlighted including no.5 which set out window glazing/opening types and no.8 which removed permitted development rights, preventing conversion to an HMO.</p> <p>Members discussed the item and raised serious concerns regarding the potential impact of the development on street parking in the surrounding area. It was considered that the proposal consisted of too many units for the area and would negatively impact residential amenity and despite</p>

	<p>proposed conditions, there remained issues of overlooking and loss of privacy for neighbouring properties</p> <p>It was agreed that the application be <b>REFUSED</b> for the following reasons:-</p>
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1. The proposed conversion to 9 dwellings is by reason of its density and the number of units proposed overdevelopment of the site. It will result in harmful and detrimental amenity impacts to existing neighbouring occupiers and an unacceptable pressure on the surrounding highway due to the need to accommodate parking of future occupiers of the development on-street. The development is contrary to Policy 8 of the North Northamptonshire Joint Core Strategy.
  
2. The development would have significant detrimental impacts on the residential amenity of existing occupiers surrounding and adjoining the site. The degree of overlooking and loss of privacy caused by the development would be harmful to the amenity of neighbouring occupiers and exacerbated by the introduction of habitable accommodation at first floor. The development is therefore contrary to Policy 8 of the North Northamptonshire Joint Core Strategy and one of the core planning principles detailed in paragraph 17 of the National Planning Policy Framework.

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

*(Voting, For 0;Against 5)*

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

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.2 Full Application: Demolition of existing workshop and erection of 6 flats at 49 Grafton Street, kettering for BWC (Holdings) Ltd</p> <p>Application No: KET/2017/0538</p> <p><u>Speaker:</u></p> <p>Edward Baker attended the meeting and spoke as the agent for the applicant and stated that the proposal would be positive for the community, resolving a redundant site and enhancing the visual appearance of the area. In addition parking provision on site could alleviate strain on parking in the vicinity.</p>	<p>Members received a report which sought permission for the demolition of an existing workshop and the erection of six flats at the site.</p> <p>A number of objections had been received covering issues including parking issues, loss of light, privacy and overshadowing.</p> <p>It was considered that the design followed the general form of the area and there was a sufficient degree of separation from neighbouring properties to guard against significant loss of amenity. In terms of scale, the proposal was taller than the existing building, although there would be an offset of 1.2m on the boundary.</p> <p>It was heard that six parking spaces would be provided and a parking beat survey indicated on-street parking would provide for any parking shortfall.</p> <p>A condition requiring a detailed method statement for the demolition of the existing buildings and the construction of the new building and car park was highlighted to members.</p> <p>Members discussed parking aspects of the proposal.</p> <p>It was agreed that the application be <b>APPROVED</b> 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. This permission relates to the following amended plans; Drawing Title Proposed Site Layout Project Code 1648 Drawing Number PL-01 Revision B received 18 August 2017; and Drawing Title Proposed Plans & Elevations Project Code 1648 Drawing Number PL-02 Revision C received 18 August 2017
3. 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.

4. Prior to the commencement of any development on site, a detailed method statement for the demolition of the existing buildings and the construction of the new building and car park shall be submitted for the written approval of the Local Planning Authority. The statement must include;
  - i. An overall strategy for managing impacts which arise during demolition and construction;
  - ii. Measures to control dust and dirt during construction;
  - iii. Control of noise emanating from the site;
  - iv. Hours of construction work for the development;
  - v. Proposed method of demolition;
  - vi. Storage of materials

The development shall be undertaken in accordance with the approved strategy unless alternative details have been approved in writing in advance by the Local Planning Authority.

5. No construction 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 development shall not be carried out other than in accordance with the approved details.
6. The vehicle parking area and bicycle storage hereby approved shall be provided in accordance with the approved amended plans project code 1648 PL-01 Revision B and PL-02 Revision C received 18 August 2017 prior to the first occupation of the building hereby permitted and shall be permanently retained and kept available for this purpose.
7. Prior to the first occupation of the development hereby approved, the refuse storage area shown on amended plan project code 1648 drawing number PL-02 Rev C received 18 August 2017 shall be made available for use. These facilities shall be retained at all times thereafter, unless otherwise agreed in writing with the Local Planning Authority.

8. The visibility splays shown on the approved amended plan Drawing Title Proposed Site Layout Project Code 1648 Drawing Number PL-01 Revision B received 18 August 2017 shall be instated prior to the first occupation of the building and thereafter be permanently kept free of all obstacles to visibility over 0.6 metres in height above pavement level.

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

*(Voting, For recommendation 5; Against 0)*

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.3 Full Application: Extension to care home to provide 63 beds, increased car parking, creation of vehicular access, reduction of the lift overrun from 2150mm to 850mm at Ashley Court Residential Home, Reservoir Road, Kettering for Mr K Rajakanthan, Regal Care Home</p> <p>Application No: KET/2017/0561</p> <p><u>Speakers:</u></p> <p>Rodney James attended the meeting and spoke as agent for the applicant noting that a lack of good care facilities in the area as the main reason for the proposals. There would be an increase in car parking to 18 bays and the new design would enhance the local area. In regard to concerns in relation to loss of light for properties on Britannia Road, a study indicated that there would be no significant adverse impact.</p>	<p>Members received a report which sought approval for the extension of Ashley Court Residential home to 63 beds, increased car parking to 18 bays, creation of a new vehicular access and a reduction of the lift overrun.</p> <p>It was noted that the existing unit provided 33 beds and an application had previously been considered during 2017 to increase the site to 45 beds. Extensions followed the previously approved scheme with an additional extension and under-croft.</p> <p>Three letters of objection had been received from residents of Britannia Rd.</p> <p>It was considered that that the application accorded with planning policy, and was an enhancement of community services and facilities. In terms of design there was a slight improvement on window alignment compared to the previous application.</p> <p>In terms of residential amenity, the separation distance indicated that there would be no significant impact on residential amenity. Daylight and sunlight assessments undertaken indicated no significant impact of overshadowing or overlooking and there would be no access onto the green roof.</p> <p>A transport statement in support of the application had been received and there were no objections from the Highways Authority.</p> <p>It was agreed that the application be <b>APPROVED</b> 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 shall be carried out in accordance with the approved plans set out within the approved plans list table in this decision notice.
3. No works shall commence on site until details of the render mixes; timber cladding and brickwork to be used in the external elevations of the building have been submitted to and approved in writing by the Local Planning Authority. Details shall include the colour (RAL number where applicable) and

manufacturer. The works shall not be carried out other than in accordance with the approved details.

4. No vehicles making deliveries to or from the site during the construction of the development shall enter or leave the site, and no plant or machinery shall be operated, except between the hours of 08:00 and 18:00 hours Mondays to Fridays and between 08:00 and 13:00 hours on Saturdays. There shall be no deliveries, or operation of plant or machinery, on Sundays or recognised public holidays.
5. For the avoidance of doubt the 'green roof' as defined in the Site Block Plan (A-XX-2000 rev P2) will not be accessible for residents, staff and visitors of the care home and shall be accessed only for maintenance purposes only. Care associated with the residential care home shall not take place anywhere on the site, except within the building.
6. No development shall commence until vehicular visibility splays of 2 metres by 43 metres and pedestrian visibility splays of 2 metres by 2 metres have been provided at the junction of the access road with the public highway, and these splays shall thereafter be permanently kept free of all obstacles to visibility over 0.9 metres in height above carriageway level.
7. No development shall commence on site until details of measures to be taken to prevent spoil or mud being deposited on the public highway from vehicles leaving the site during the construction works have been submitted to and approved in writing by the Local Planning Authority. Such measures shall be fully implemented before the development commences and shall be retained for the duration of the construction period.
8. Development shall not commence until a drainage strategy to ensure surface water does not discharge onto the highway, including on and off-site works has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved strategy, and the extension shall not be occupied or the use commence, whichever is the sooner, until the approved strategy has been fully implemented.
9. No development shall take place on site until details of the method of construction of the means of access have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented before the use hereby permitted is commenced, or the building is occupied, whichever is the sooner.
10. The gradient of the access drive shall not exceed 1 in 15 within 5 metres of the edge of the carriageway of the adjoining highway.
11. No development shall take place on site until a Noise Management Plan for protecting the neighbouring dwellings from noise from operational activities through an intensification of the care home has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved scheme and the scheme shall be fully implemented before any of the permitted rooms in the care home extension are occupied.

12. Prior to the commencement of development hereby permitted, a scheme and timetable detailing the provision of a fire hydrant shall be submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the hydrant serving the development has been provided in accordance with the approved details.
13. No development shall commence until details of contractor and visitor parking during the construction phase has been submitted and approved by the Local Planning Authority. The construction of the development shall then be in accordance with the approved details.

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

*(Voting, For 5; Against 0)*

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.5 Full Application: 1 no. dwelling at 106 and 108 Gotch Road (land to rear), Barton Seagrave for A Gorton</p> <p>Application No: KET/2017/0680</p> <p><u>Speakers:</u></p> <p>The applicant attended the meeting and spoke in support of the proposal, stating that the application, if approved, would provide accommodation for a grandchild and would utilise the latest sustainable insulation construction to allow for a very short build time, minimising disruption to neighbours whilst also using local tradesmen and suppliers.</p>	<p>Members received a report which sought permission for the construction of a single dwelling on garden land to the rear of an existing dwelling</p> <p>Two objections had been received from neighbours citing a variety of issues including overlooking, overdevelopment and loss of light. An objection had also been received from Barton Seagrave Parish Council.</p> <p>In terms of the principle of development, use of garden land was not precluded as long as development was appropriate. It was considered to be appropriate in this instance.</p> <p>The design was fitting compared with existing properties in the area and would match the existing building line.</p> <p>In terms of amenity, there would be provision of amenity space with the dwelling. The impact of overlooking and loss of light would be minimal and not a sufficient reason for refusal.</p> <p>The proposal would provide sufficient space to accommodate two vehicles.</p> <p>It was agreed that the application be <b>APPROVED</b> 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, Block Plan, Site Plan 353-00 D and Elevations & Floor Plans 353-01 D received by the Local Planning Authority on 22/08/17.
3. 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, east and south elevations at first floor or roof planes of the 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 building, structure or other alteration permitted by Classes A, B, C and E of Part 1 of Schedule 2 of the Order shall be constructed on the application site.

5. 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.
6. No development shall take place on site until a scheme for boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been fully implemented in accordance with the approved details.
7. 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 demonstrate provision for the parking of two vehicles clear of the highway and include the installation of a positive means of drainage to ensure that surface water does not discharge onto the public highway.

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

*(Voting, For 5; Against 0)*

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.6 s.73A Retrospective Application: Front porch and hard surfacing to the front at 6 Gunnell Close, Kettering for Mr A Bhatia</p> <p>Application No: KET/2017/0688</p> <p><u>Speakers:</u></p> <p>Cllr Paul Marks spoke as Ward Councillor, noting that the porch further obscured an already blind corner making the existing highway safety issue worse.</p>	<p>Members received a report which sought to regularise the erection of a front porch and hard surfacing to the front of the dwelling.</p> <p>It was heard that there were concerns from the Highways Authority who objected to the application. In addition, three letters of objections had been received from neighbours stating that the porch was out of keeping, a lack of hard surface drainage and the porch created an obstruction on bend of the road.</p> <p>It was heard that the principle of householder development was acceptable. Gunnell Close was noted as being a cul-de-sac. The development was not considered to adversely impact the character and appearance of area and there were no residential amenity issues. The key consideration for members was one of highway safety.</p> <p>It was considered that the 1.9m protrusion of the porch did obscure corner of bend, but members were asked to consider whether this was to such a level to warrant refusal. The proximity of the house to the road was such that it probably would be considered acceptable as a new application. The assessment to be made was whether the porch element was so unacceptable as to warrant refusal. When viewed from the highway it did not significantly impinge on any driver's forward view any more than was previously the case.</p> <p>Members were concerned at the short distance from the door of the house to the road in terms of safety. In addition it was considered that the door as position did not allow for modification to include a ramp should it be required in future.</p> <p>A condition was requested that would see the door relocated to the right-hand side of the porch.</p> <p>It was agreed that the application be <b>APPROVED</b> subject to the following conditions: -</p>

1. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details shown in the table below.
2. Within 2 months of the date of this decision the hard surfaced parking area shall include the installation of a positive means of drainage to ensure that surface water from the vehicular access or private land does not discharge onto the highway.
3. Within 2 months of the date of this decision a scheme shall be submitted to and approved in writing by the Local Planning Authority that details the insertion of a new entrance door to the north elevation of the porch and demonstrates how the existing door to the front elevation (as shown on the existing elevation plan reference A-120a) will be removed and any remedial works required to make good the elevation. The scheme shall be implemented within 2 months of the approval of the details and shall be retained in the approved form thereafter.

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

*(Voting, For 4; Against 1)*

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.7 Full Application: 3 no. dwellings and garaging with associated access at Dairy Farm, Butchers Lane, Pythchley for Mr J Draper, Haynes &amp; Sons, (Daventry) Ltd</p> <p>Application No: KET/2017/0751</p> <p><u>Speakers:</u></p> <p>Ian Lapsley attended and spoke as the agent for the applicant stating that the applicant had been building locally since the 1950's and were proud of their portfolio of local work. Members could be confident that the team behind the application would provide high quality work. There would be a modest change to the footprint of the dwellings, careful detailing, improved street scene and improved sustainability.</p>	<p>Members received a report which sought permission for the erection of three dwellings, garaging and associated access.</p> <p>An update was provided to the meeting, noting additional plans had been received with minor detailing variance. It was heard that this detail did not affect the recommendation for the proposal.</p> <p>It was noted that there was extant permission for three dwellings at the site, valid until November 2019. A plan included within the report provided a useful indication of the variance between that permission and the scheme before members, including the properties being set back 1m away from the road. The site lay within the conservation area.</p> <p>A number of comments and objections were set out, relating to overlooking and design detailing.</p> <p>The application was one of high quality, with design and detailing being respectful of the character and quality of the surroundings. Development principle had been established through the previous consent. There were no issues arising with design, amenity or highways concerns to report.</p> <p>It was agreed that the application be <b>APPROVED</b> 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 development shall be carried out in accordance with the submitted Construction Ecological Management Plan compiled by Lockhart Garratt referenced 17-0917 Version 2 dated 07/08/2017 and the Arboricultural Implications Assessment and Method Statement compiled by Andrew Belson

referenced 3179.Pytchley.SP.AIA dated 27th July 2017 and its associated Tree Protection Plan drawing: 3179.Pytchley.SP.TPP dated 09/08/17.

4. The development shall be carried out in accordance with the details of the types and colours of all external facing and roofing materials approved in writing by the Local Planning Authority by the discharge of condition application AOC/0620/1601 in relation to approval KET/2016/0620 unless otherwise agreed in writing by a subsequent discharge of condition application. These shall be traditional and natural materials for all the roofs and elevations.
5. All window and door structures shall be in timber. No development shall commence on site until full details of all windows including drawings at a scale of no less than 1:5 with any glazing bar details at 1:2, doors and their surrounds, timber finishes (including the porches), chimneys, verge/eaves detailing and rainwater goods which shall be matt black painted metal or aluminium 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.
6. The trees and hedges detailed on the approved plans for retention as well as those alongside the western and northern boundary shall be retained at all times unless otherwise agreed in writing by the Local Planning Authority and the hedgerow to the western boundary maintained at a height no lower than 1.5m and the hedge along the site's eastern boundary maintained at a height no lower than 2.4m. Within a period of 6 years from the first occupation of the dwellings hereby approved any trees or hedging that dies or become seriously diseased or damaged shall be replaced in the next planting season with others of similar species.
7. Prior to the commencement of development a scheme of landscaping which shall specify species, planting sizes, spacing and numbers of trees and shrubs to be planted shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be carried out in the first planting and seeding seasons following the first occupation of any dwelling, unless these works are carried out earlier. Any trees or plants which, within a period of 6 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.
8. Prior to the commencement of development a scheme for all boundary treatments including any proposed gates and fencing shall be submitted to and approved in writing by the Local Planning Authority. Thereafter only the approved scheme shall be implemented and shall be implemented prior to occupation of the dwellings it relates to.
9. The development shall be carried out in accordance with the approved archaeological Written Scheme of Investigation compiled by MOLA dated 13 July 2017 and submitted in relation to discharge of conditions application AOC/0620/1602 in relation to approval KET/2016/0620, including the provision of a final report and archive within six months of completion of the fieldwork.
10. 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.

11. The development hereby approved shall be carried out in accordance with the measures set out in the approved document 'Sustainability Appraisal & Energy Statement' aside from the maximum water use stated where in which case all dwellings shall be constructed to achieve a maximum water use of no more than 110 litres per person per day in accordance with the optional standards 36(2)(b) of the Building Regulations 2010 (as amended) as detailed within the Building Regulations 2010 Approved Document G - Sanitation, hot water safety and water efficiency (2015 edition);
12. No development shall commence on site until details of the materials and finish to be used for the access way and hard standing 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.
13. No development shall commence until the proposed ground and finished floor levels have been shown on a finished floor level plan and also on a streetscene plan that puts the heights of the eaves and ridge levels in the context of the adjacent Dairy Farmhouse and through the provision of physical indicators on site. In addition, the proposed height of the buildings shall be shown relative to the height of the vegetative screen around the site (for example; through the use of photomontage or/and a physical height marker displayed on site) The proposal shall not proceed other than in accordance with the approved final ground and finished floor levels that have been first approved in writing by the Local Planning Authority.
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 building, structure or other alteration permitted by Classes A, B, C, D, E, F of Part 1, and Classes A and B of Part 2 of Schedule 2 of the Order shall take place on the application site.
15. The development shall not be occupied until the 2 x 2m visibility splay has been provided in accordance with the approved details at the highway access. The sight lines shall thereafter be permanently retained and kept free of obstacles above 0.9m in height.

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

*(Voting, For 5; Against 0)*

(Planning No. 17)

14.11.17

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.4 Full Application: Single storey rear extension at 85 Hawthorn Road, Kettering, for Mr N Purdie</p> <p>Application No: KET/2017/0654</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a report which sought permission for the construction of a single storey rear extension to an existing property.</p> <p>It was noted that the application had been revised through the course of the application, as the original scheme had included a much larger ground floor and first floor element. This had been significantly reduced and removed respectively.</p> <p>Objections had been received in relation to overshadowing and overbearing of neighbouring properties, however it was noted that the proposal dimensions were only just outside those for permitted development rights and there would be no significant overbearing or loss of light from the scheme</p> <p>It was agreed that the application be <b>APPROVED</b> 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 be colourwash render as shown on plan number 17/8/1 Rev C, received by the Local Planning Authority on 19th October 2017.
3. 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 in the northeast, northwest and southwest elevations of the building.

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

*(Voting, For 5; Against 0)*

**\*17.PC.32**

**ENFORCEMENT ACTION MONITORING**

The committee received a report on enforcement monitoring covering the reporting quarter of 1<sup>st</sup> July 2017 to 30<sup>th</sup> September 2017

Following discussions it was

**RESOLVED** that the committee noted the report

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

*(The meeting started at 6.30pm and ended at 8:10pm)*

Signed: .....

Chair

DJP