

BOROUGH OF KETTERING

PLANNING COMMITTEE

Meeting held – 16th January 2018

Present: Councillor Shirley Lynch (Chair)

Councillors Linda Adams, Ash Davies, Paul Marks Cliff Moreton, Mark Rowley, David Soans, Lesley Thurland and Keli Watts

17.PC.38 **APOLOGIES**

Apologies for absence were received from Councillors Greg Titcombe. It was noted that Councillor Paul Marks was acting as substitute for Councillor Titcombe.

17.PC.39 **DECLARATIONS OF INTEREST**

Councillor Adams declared a personal interest in item 5.4 and indicated the she would leave the meeting room during consideration of this application.

***17.PC.40** **MINUTES**

RESOLVED that the minutes of the meetings of the Planning Committee held on 12th December 2017 be approved as a correct record and signed by the Chair

***17.PC.41** **ITEMS OF URGENT BUSINESS**

None

***17.PC.42** **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: Full Application: Redevelopment of factory to provide 26 apartments; to include part demolition and associated parking at 6 Rushton Road, Rothwell for Mr M Keech</p> <p>Application No: KET/2017/0601</p> <p><u>Speaker:</u></p> <p>Peter Weston attended the meeting and spoke as a third party against the application and raised concerns regarding the lack of parking provisions at the proposed development and the detrimental effect the additional vehicles and residents would have on the towns existing infrastructure.</p> <p>Councillor Cedwien Brown attended the meeting and addressed the committee as ward councillor on behalf of the local residents and stated her objections to the proposed development due to safety concerns with regards to visibility and the safety of other road users around the proposed development.</p> <p>Sally Stroman, the agent for the applicant attended the meeting and addressed the committee and stated that following recommendations and consultation with local authorities and organisations, a positive application had been produced bringing a derelict building back into use.</p>	<p>Members received a report which sought permission for the main buildings on site to be converted to 26no. Residential flats.</p> <p>Members heard that an additional two-storey element was originally proposed to the southern side of the site as part of the proposals. These original proposals would have resulted in a total of 29no. flats being provided (25no. one-bed and 4no. two bed flats). However, in the interests of seeking to scale back the extent of proposed development upon the site and in recognition of the opportunity for more on-site parking as well as incidental amenity space, the proposals have been amended during the planning process so as to remove the proposed new build two-storey element.</p> <p>The Planning Officer addressed the committee and provided an update which stated that two recommended conditions had been amended so as to reference the latest plan revision numbers.</p> <p>Members were in agreement that it was a positive approach to bring this disused factory back into use whilst keeping the historical heritage of the site.</p> <p>Concerns were raised by members regarding the lack of parking provisions for all potential residents of the new development and why the council has not adopted the Highway Authorities Parking Standards. Members also questioned the construction management plan in relation to the working hours on the potential development and stated that these should be conditioned.</p> <p>Members heard that Kettering Borough Council as the Planning Authority had not adopted the Highway Authorities Parking Standards as there was a need for planning balance between the number of proposed parking spaces and the natural design of the development. It was also heard that conditions could have been put in place regarding the construction management plan and management plan of amenities.</p>

	<p>Members then questioned whether it was acceptable for the proposed access to the development to be below the requirements for visibility set out by the Highways Authority.</p> <p>The Planning Officer stated that the proposed development was satisfactory as the access point to the site was an existing access road. And that this fell slightly below the minimum requirements.</p> <p>It was agreed that the application be APPROVED subject to the following conditions:</p>
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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 listed 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, 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.

4. No development shall take place on site until full details of all windows and doors have been submitted to and approved in writing by the Local Planning Authority. The window details shall include glazing bar details at 1:2. The development shall not be carried out other than in accordance with the approved details.

5. No development shall take place until a programme of archaeological work, in accordance with a written scheme of investigation, has been submitted to and approved in writing by the local planning authority. The development shall only be carried out in accordance with the approved details.

6. Prior to the commencement of development a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, shall be submitted to the local planning authority for approval in writing. The details of the scheme shall include:

a) Details (i.e. designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets and attenuation basins.

b) Cross sections of all control chambers (including site specific levels m AOD).

c) BRE 365 compliant infiltration testing to confirm that such a method of surface water disposal is / is not viable.

The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

7. Prior to the commencement of development a scheme for the maintenance and upkeep of the surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority. The maintenance plan shall be carried out in full thereafter. This scheme shall include details of any drainage elements that will require replacement within the lifetime of the proposed development.
8. Notwithstanding the approved plans, no development shall take place 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 which shall thereafter be retained at all times.
9. Notwithstanding the approved plans, prior to the first occupation of the development hereby approved, full details of refuse storage and collection facilities shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved details. The approved facilities shall be retained at all times thereafter.
10. Notwithstanding the approved plans, prior to the first occupation of the development hereby approved, full details of cycle storage facilities shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved details. The approved facilities shall be retained at all times thereafter.
11. Prior to the first occupation of the development all window openings at the site shall be glazed in full accordance with the details annotated upon the approved elevation plans (ref: N310-100 D; N310-101 D; N310-103 D; N310-102 B) i.e. with certain specified windows being part-obscure glazed and part-clear glazed. Following first occupation all window openings shall be permanently retained in their approved form.
12. Prior to the first occupation of development a scheme detailing the measures to be installed to limit internal water use to no more than 105 litres/person/day and external water use to no more than 5 litres/person/day shall be submitted to and approved in writing by the Local Planning Authority, development shall be implemented in accordance with the approved scheme which shall be maintained at all times thereafter.
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 change of use of a building permitted by Class L of Part 3 of Schedule 2 of the Order shall be made on the application site..
14. No development shall take place until a Method Statement for bat investigation (which shall include the recommendations as set out in the submitted and approved Bat Survey (August 2017)) has been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details.
15. Before the development hereby permitted is first occupied or used, vehicular access, car parking and turning facilities shall be provided within the site in

accordance with the approved ground floor plan (ref: N310-002 J) and shall thereafter be retained and kept available for such purposes.

16. Prior to the first occupation of the development hereby approved visibility splays of 2 metres by 2 metres shall be provided at the junction of the access road with the public highway (Glendon Road), and these splays shall thereafter be permanently kept free of all obstacles to visibility over 0.6 metres in height above carriageway level.

17. Prior to first occupation of the development a scheme of hard and soft landscaping which shall specify species, planting sizes, spacing and numbers of trees and shrubs to be planted and any existing trees to be retained 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 occupation of the building, unless these works are carried out earlier. Any newly approved 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.

18. 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.

19. Prior to the commencement of development a scheme and timetable detailing the provision of fire hydrants and their associated infrastructure shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be provided in accordance with the approved scheme and timetable.

20. No gates, barrier or means of enclosure shall be erected across a vehicular access within 5.5m of the highway boundary. Any such feature erected beyond that distance shall be hung to open inwards away from the highway.

Members voted on the officers' recommendation to approve the application

(Voting, For 6; Against 2)

(Councillor Adams declared an interest in the following item and left the room during consideration)

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.4 Full Application: Two storey rear extension at 276 Bath Road, Kettering for Mr & Mrs J Bradbury</p> <p>Application No: KET/2017/0618</p> <p><u>Speaker:</u></p> <p>Joanne Bradbury, the applicant for the proposed development, attended the meeting and stated that previous objections from a neighbour had been dropped following revised plans being submitted.</p>	<p>Members received a report which sought permission erection of a two-storey rear extension across the two-storey rear wall of the property.</p> <p>The Planning Officer addressed the committee and provided an update which stated that due to the close proximity of the proposed first floor windows in the rear elevation to the windows in the front elevation of No.45 Burghley Street, an approximate distance of 8 metres at the nearest window to window distance and approximately 11 metres at the furthest distance to maintain reasonable privacy distances the agent was advised and submitted amended plans.</p> <p>Members were in agreement that the proposed development was acceptable and satisfied all concerns previously raised.</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 numbers 03 and 04 received by the Local Planning Authority on 7 December 2017, and amended drawing number 05A received by the Local Planning Authority on 15 January 2018..
3. The window on the northern elevation hereby approved to serve an en-suite shower-room, at first floor level, shall be glazed with obscured glass and thereafter shall be permanently retained in that form.
4. Notwithstanding the hereby approved drawings, the upper floor window on the southern elevation shall be non opening and glazed with obscured glass and thereafter shall be permanently retained in that form.
5. 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.
6. Notwithstanding the hereby approved drawings, the opening parts of the upper floor windows on the western (rear) elevation shall be hinged on their left-hand sides and open out onto Burghley Street. All window panes of the upper floor windows on

the western (rear) elevation shall be glazed with obscured glass from their bases to a minimum height of 1.75m above the finished internal floor levels of the rooms that they serve. These details shall thereafter be permanently retained in this form

Members voted on the officers' recommendation to approve the application

(Voting, For recommendation 7; Against 0)

(Councillor Adams re-joined the Committee)

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.2 Full Application: Replacement front door & windows, rear patio seating area, relocation of bin store and associated fencing and retaining wall at The Olde Victoria Restaurant, 39 Bakehouse Lane, Burton Latimer for Mr M Robinson</p> <p>Application No: KET/2017/0790</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a report which sought approval for the replacement of front door and adjacent windows, patio area and fencing (including bin store)</p> <p>The Planning Officer addressed the committee and provided an update which stated that additional conditions were recommended in relation to the front window in relation to the front window in order to enable a reduced thickness on the window details.</p> <p>Members questioned whether or not there may be noise related concerns with the proposed development and if any monitoring activity could be conditioned.</p> <p>Members heard that as the outdoor patio area was an existing feature at the development site that this was not a concern and that premises received no objections from neighbouring properties regarding 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. This permission relates to the following approved plans;
Drawing Name Existing Proposed Elevations & Plans Drawing Number OV-P-01 A amended plan received 8/12/2017
Drawing Name Proposed Site & Layout Plan Drawing Number OV-P-03-A received 25/10/2017
Drawing Name Fence & Wall Elevations Drawing Number OV-P-04 received 18/10/2017
3. Notwithstanding the submitted details, prior to the installation of the new windows to the front elevation full details of replacement windows shall be submitted to and approved in writing by the Local Planning Authority. The replacement windows shall be carried out in accordance with the approved details. Strategy.
4. Prior to the commencement of development, section plans (existing and proposed) through the proposed patio area showing existing and proposed ground levels and contours shall be submitted for the written approval of the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Members voted on the officers' recommendation to approve the application

(Voting, For 8; Against 0)

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.3 Full Application: Single storey rear and two storey side extensions at 2 Cotswold Avenue, Kettering for Ms K Hayes</p> <p>Application No: KET/2017/0991</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a report which sought permission for a 2 storey side and rear extension and single storey rear extension. The proposed extension wraps around the south and west elevations and builds on top of the existing attached garage.</p> <p>The Planning Officer addressed the committee and stated that the proposal also includes the replacement of the existing stone render and hardwood panelling with a cream monocouche render and additional block paving within the front garden to accommodate additional off-road parking.</p> <p>Members were in agreement that the proposed development was acceptable and satisfied any concerns previously raised.</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 used in the external surfaces of the development hereby permitted shall be in accordance with that shown on plan P0917/04 received 04/12/17. The facing brickwork shall match, in type, colour and texture, those on the existing building.

3. The high level window at first floor level on the west facing side elevation shall be obscurely glazed to or equivalent to level 3 within the Pilkington range of textured glass and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and thereafter shall be permanently retained in that form.
Strategy.

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 west facing elevation or roof plane of the building.

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 6.30pm and ended at 7:45pm)

Signed:

Chair

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