

BOROUGH OF KETTERING

PLANNING COMMITTEE

Meeting held – 20th February 2018

Present: Councillor Shirley Lynch (Chair)

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

17.PC.43 **APOLOGIES**

Apologies for absence were received from Councillors Greg Titcombe and Cliff Moreton. It was noted that Councillor Paul Marks was acting as substitute for Councillor Titcombe and Councillor Ian Jelley as a substitute for Councillor Greg Titcombe.

17.PC.44 **DECLARATIONS OF INTEREST**

Councillor Lynch declared a personal interest in item 5.1 and indicated she would leave the meeting room during consideration of this application.

***17.PC.45** **MINUTES**

RESOLVED that the minutes of the meetings of the Planning Committee held on 16th January 2018 be approved as a correct record and signed by the Chair

***17.PC.46** **ITEMS OF URGENT BUSINESS**

None

***17.PC.47** **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:-

(Councillor Lynch declared an interest in the following item and vacated the chair during consideration; Councillor David Soans took the Chair)

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.1 s.73 Application: Variation of condition 3 of KET/1997/0603 in respect of increase in number of children permitted from 55 to 92 children at 122 Rockingham Road, Kettering for Mr J Hutchinson, Treetops Day Nursery.</p> <p>Application No: KET/2017/0433</p> <p><u>Speaker:</u></p> <p>Councillor James Burton attended the meeting and addressed the committee as ward councillor on behalf of the local residents and raised concerns why planning consent had been previously breached with regards to the number of children permitted at the nursery. Councillor Burton also questioned the timeframe in which any action would be taken in terms of restricted access times.</p>	<p>Members received a report about a proposal which retrospectively sought permission to vary condition 3 under planning application KET/1997/0603 to allow for an increase in the number of children to attend the nursery from 55 pupils to 92 pupils at No.122 Rockingham Road.</p> <p>The Planning Officer addressed the committee and provided an update which stated that the applicant had confirmed that the number of staff on site based on a typical week would vary between 14 and 19 at any given time. The officer also stated that there was a carpool scheme, walkers, bus users as well as new allocated staff parking on site. Proposed conditions 4, and 7 to 9 had been reworded following consideration of the parking and dropping off issues and taking account of operating hours. Bin storage was identified.</p> <p>Members questioned the number of staff that would working at the Nursery and the amount of parking provisions for members of staff. Concerns were also raised with regards to the congestion that would build on Rockingham Road as a result of additional vehicles and the limited access point to the site.</p> <p>As well as there being at any one time between 14-19 members of staff present on site there was a number of schemes in place to ensure that staff requirements were met. It was acknowledged that there was an increase in intensity during peak times and that the Nursery along with parents/guardians would need to engage with one another to establish staged pickups/drop offs in an attempt to ease congestion concerns.</p> <p>Members then raised concerns whether or not the Planning Authority was monitoring the situation which led to the Nursery taking on more children then they previously had consent for.</p>

	<p>Members heard that the original consent for 55 children was given by the authority 20 years previously and that the ownership of the facility had changed, the new owners were eager to resolve the current issue.</p> <p>Members agreed that concerns were still present but were satisfied that the application was adequate to approve.</p> <p>It was agreed that the application be APPROVED subject to the following conditions:</p>
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1. The development shall be begun not later than the expiration of one year beginning with the date of this permission.
2. The number of children at the premises shall not exceed 92 children at any one time.
3. The extension shall only be occupied in association with the primary use of the original building and shall not form a separate independent use.
4. The area for car parking/ turning and manoeuvring area areas at the front of the site (indicated on the submitted plan) shall be retained and kept clear and available for such purposes at all times the nursery is operational.
5. The first floor windows to the south elevation shall remain obscurely glazed and retained as such.
6. The approved Revised Noise Management Plan received 5 December 2017 shall be fully complied with at all times.
- 7 The nursery shall not operate / be open to the public except between the hours of 8am-6pm Mondays to Fridays but with up to an additional half hour (ie from 7:30am) of these operational hours allowed for the purpose of managed drop offs. The vehicular access gates to the front or any subsequent replacement gates shall be inward opening gates only and be kept open at least between all the drop off/ arrival times and collection periods which shall include between the hours of 07:30-09:00; during any half day comings and goings and between 17:00-18:00.
- 8 The applicant shall dedicate a staff member to manage drop offs and collection periods in accordance with details that shall have been submitted to LPA within 28 days of the date of this permission. Once approved the drop offs shall be managed in accordance with the approved details, please see note below.
- 9 Provision for a screened bin storage area on site in accordance with an approved location detail shall be retained or provided to serve the development hereby approved.

Members voted on the officers' recommendation to approve the application

(Voting, For 6; Against 1)

Additional informative added by Officer

It is envisaged that the person who will manage drop offs will seek to arrange times of arrival with customers bringing children to the site so that as far as possible these can be staggered appointment times. In addition, the person engaged in drop off management is likely to be needed to be active at the front of the site by directing car movements and allowing for easy drop offs with a minimum of delay. For further advice please discuss these matters with the LPA prior to submitting the required details.

(Councillor Lynch re-joined the Committee and took the chair)

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.3 Full Application: 1 no. dwelling at 24 Gladstone Street (land adj), Desborough for Mr & Mrs Smith.</p> <p>Application No: KET/2017/0978</p> <p><u>Speaker:</u></p> <p>Robert Smith, the applicant for the proposed development, attended the meeting and informed members of the situation regarding an objection from Desborough Town Council, stating that their current objection had conflicted with their concerns from a previous planning application.</p>	<p>Members received a report which sought permission for a two-bedroom detached dwellinghouse which was granted planning permission (KET/2016/0362) on 18th August 2016. The current proposal differs from the consented 2016 proposal by being approximately 1.2 metres wider such that the eastern elevation is closer to No.24 Gladstone Street.</p> <p>The proposed development consisted of a two-bedroom detached dwellinghouse with gabled side elevations and a gabled rear elevation.</p> <p>The Planning Officer addressed the committee and provided an update which stated that Condition 4 had been amended to further protect neighbours amenities by way of overlooking/privacy.</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 listed below.
3. The first floor window on the south elevation (serving an en-suite bathroom) shall be non-opening and glazed with obscured glass and thereafter shall be permanently retained in that form.
4. The second floor window in the gable end of the south elevation (serving a double bedroom) shall be installed in complete compliance with the dimensions detailed upon the approved plan 12. i.e. its full frame shall measure no greater than 50cm in width and 70cm in height. The window shall be non-opening and glazed with obscured glass. Once installed the window shall be retained at all times in accordance with the requirements of this condition.

5. The development hereby permitted shall not be carried out other than in accordance with the approved eaves, window, brick, tile, lintel, cill and render details as listed below:

- a) Front Elevation Roof Eaves Detail (3635 Det 1a: received 29 November 2017),
 - b) Front Elevation Window Details (3635 Det 2a; received 29 November 2017),
 - c) Side and Rear Elevations Window Details (3635 Det 3; received 29 November 2017),
 - d) Acanthus Cast Stone Product Cills C1 Style (KET/2017/0978/1; received 29 November 2017),
 - e) Acanthus Cast Stone Product Heads (KET2017/0978/2; received 29 November 2017),
 - f) Material Photographs; Acanthus Portland, Redland Renown 52 Breckland Brown Roof Tile (KET/2017/0978/3; received 29 November 2017),
 - g) Cheshire Common Brick (red); (KET/2017/0978/4; received 29 November 2017),
 - h) Render (Cornish Cream Finish).
- Strategy.

6. The development shall not be occupied until a scheme for boundary treatment has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved boundary treatment details shall be implemented prior to the first occupation of the development and then permanently retained in that condition.

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

8. 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.

9. 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 Class A-E of Part 1 of Schedule 2 of the Order shall be erected, constructed or made on the application site.

Members voted on the officers' recommendation to approve the application

(Voting, For recommendation 8; Against 0)

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.6 Full Application: Conversion of hall to create 7 no. dwellings at Carey Baptist Church Hall, Nelson Street, Kettering for Mr R Glenn, Rockingham Design Partnership.</p> <p>Application No: KET/2017/1033</p> <p><u>Speakers:</u></p> <p>Councillor James Burton attended the meeting and addressed the committee as ward councillor on behalf of the local residents and raised concerns regarding the lack of parking provisions for the proposed development stating the lack of off street parking spaces for residents.</p>	<p>Members received a report about an application which sought approval for Church Hall be converted to 7no. self-contained flats (4no. one-bedroom and 3no. two-bedroom). The proposed conversion included the creation of a first floor level within the building. Minimal external alterations were proposed as part of the conversion, although a number of new doorway openings are proposed at ground floor level around the building whilst existing boarded up first floor window openings were proposed to be reinstated with timber installations to match existing. The external amenity area provided bin and bike storage opportunities.</p> <p>Members heard that the scheme represents a re-submission of KET/2017/0285, an application to convert the building to 9no. Self-contained flats that was refused last year on the basis of the then proposals being an overdevelopment of the site so as to place undue pressure upon on-street car parking and causing harm to the amenities of neighbouring residents.</p> <p>The Planning Officer addressed the committee and provided an update which stated that one further letter of objection had been received from the occupier of 15 Nelson Street on the grounds of lack of car parking opportunities in the area.</p> <p>Members raised concerns regarding the parking issues as mentioned by the officers update and report.</p> <p>Members also questioned whether or not conditions can be put in place to preserve the existing inscriptions on the facade of the building, as well as additional conditions for gates for the security of the area to the side and rear (bin storage), and construction management plan with regards to hours of work.</p> <p>It was heard that the flats proposed in the application all satisfy the national space standards and that the additional conditions could be applied.</p>

	It was agreed that the application be APPROVED subject to the following conditions:
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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 in the schedule of plans below.
3. 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. These details shall include the appearance, size and height of the screening walls / gates enclosing the bin stores and the measures to ensure that bins are returned to their place of storage after the collection of waste. The approved facilities shall be retained at all times thereafter..
4. 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.
5. 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 floor and elevation plan (ref: L11 rev H); i.e. with certain specified windows being part-obscure glazed and part-clear glazed. All ground floor windows bordering the rear amenity area of No.168 King Street in the north eastern area of the site shall be non-openable. Following first occupation all window openings shall be permanently retained in their approved form.
6. No works 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 works shall not be carried out other than in accordance with the approved details.
7. The rooflights hereby permitted shall be conservation rooflights. No part of any of the rooflights shall sit above the plane of the roof.
8. 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.
9. 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.
10. 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).

11. In accordance with details first submitted to and approved by the Local Planning Authority, there shall have been provided on site (a) lockable gate(s) at the entrance/exit to the side and rear ancillary external areas of the site prior to first occupation of the proposed dwellings and thereafter such gates shall be retained at all times.

12. The physical alterations to the property, the use of machinery and the delivery or removal of equipment or materials required to bring about the conversion hereby approved shall not occur other than between 08:00 - 18:00 Monday to Friday and shall occur at no time whatsoever on Saturdays, Sundays or Public / Bank Holidays.

13. The stone inscriptions and memorial stones/ plaques on the external elevation(s) of the former church hall shall be retained at all times, shall be protected from damage during the works of alteration and remain visible during the use of the building for the approved development.

Members voted on the officers' recommendation to approve the application

(Voting, For 8; Against 0)

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.7 Full Application: Change of use from A1 to A5 (hot food takeaway), extraction duct to side and creation of bin store at 103A Rockingham Road, Kettering for Mrs O Aytac.</p> <p>Application No: KET/2017/1036</p> <p><u>Speakers:</u></p> <p>Fiona Watson attended the meeting and spoke as a third party against the application and raised concerns regarding the unsuitability of the building for use as a hot food takeaway.</p> <p>Councillor Jonathan West attended the meeting and addressed the committee as ward councillor on behalf of the local residents and raised concerns as well as his objections to the proposed development stating that it posed a health risk due to the lack of waste storage and handling. Councillor West also stated that a petition had been raised by local residents also objecting to the application.</p>	<p>Members received which sought planning permission for a change of use from an A1 retail shop to an A5 hot food take-away. The application also sought permission for an external flue at roof level fronting onto Duke Street and an internal refuse area with an external door fronting onto Duke Street.</p> <p>It was heard that following a recent refused application KET/2017/0618, the internal refuse store had been added and the flue with the exception of roof level outfall had been moved internally.</p> <p>The Planning Officer addressed the committee and provided an update which included an additional condition that stated that the internal door within the kitchen separating the kitchen from the stairwell shall be constructed and kept closed during hours of operation. The update also provided concerns regarding Food Hygiene and Health & Safety as raised by the Environmental Health officer</p> <p>Members considered the issues and there was a questioned why the proposed development was recommended for approval by the planning officers</p> <p>The officer explained the planning issues</p> <p>Concerns about the size of the premises relative to the proposed use and what had to be accommodated were raised. The arrangements regarding waste storage were discussed..</p> <p>Members were in agreement that the proposed development would be an overdevelopment</p> <p>It was agreed that the application be REFUSED due to the following reasons:-</p>

The premises are considered to be too small to satisfactorily accommodate the proposed use eg regarding the size of the bin store and arrangement for the separation and management of waste materials. The proposal would be an overdevelopment of the site which would not allow the proper functioning of the proposed use. It would be detrimental to the amenity of the area and contrary to Policy 8 of the North Northamptonshire Joint Core Strategy

Members voted on the officers' recommendation to approve the application

(Voting, For 0; Against 8)

The recommendation to approve was therefore overturned and the application

REFUSED

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.8 s.73 Application: Variation of condition 2 of KET/2015/0065, in respect of the number of pitches at the Black Paddock, Park Hill, Braybrooke for Biddle, Foster and Smith</p> <p>Application No: KET/2018/0022</p> <p><u>Speakers:</u></p> <p>Barry Wayne, agent for the applicant for the proposed development, attended the meeting and provided members with a background to the purpose and reasoning behind the application stating that there was a number of personal/family circumstances that meant brought the application to fruition.</p>	<p>Members received a report which proposed that planning condition 2 of extant planning permission KET/2015/0065, which clarifies the maximum number of traveller pitches permitted upon the site, be varied to increase the maximum number of permitted pitches from three to five.</p> <p>Members heard that the subdivision at the southern side of the site allowed for the two additional pitches to be at least 24m x 30m, accessed by the same track as for Pitch 1.</p> <p>The Planning Officer addressed the committee and provided an update which stated that an additional planning condition was recommended to ensure that an existing post and rail fence was removed at the site, This was to ensure that a maximum of five plots were indeed in place at the site.</p> <p>Members questioned the Highways Authorities' comments in the officer's report, asking whether or not the access point needed improvement.</p> <p>The planning officer presented members with up to date images of the current access point stating that the level of visibility for the access point was satisfactory.</p> <p>It was confirmed by the Officer that an informative presented by the Environment Agency would appear on the decision notice.</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 not be carried out other than in accordance with the approved plans and details listed below.
2. The site shall not be occupied by any persons other than gypsies and travellers as defined in Annex 1 of Planning Policy for Traveller Sites, August 2015.
3. There shall be no more than 5 pitches on the site and on each of the pitches hereby permitted no more than 1 static caravan or mobile home, as defined in the

Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 (as amended), shall be stationed at any time.

4. There shall be no external lighting on site at any time other than in accordance with a detailed scheme which shall first have been submitted to and approved in writing by the Local Planning Authority.

5. Any gates provided at the point of access to the site shall be hung so as to open inwards into the site only.

6. The land shall not be used in connection with any trade, industrial or business use.

7. Within two weeks of the date of this consent the post and rail fence that runs north-south through Plot 1 (as depicted on the attached plan between the approximate points A and B) shall be dismantled and removed from the site.

Members voted on the officers' recommendation to approve the application

(Voting, For 8; Against 0)

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.2 Full Application: Change of use from offices to cafe restaurant and takeaway (A3 and A5), installation of shop front and 2 no. extractor fans to rear elevation at Barnwell Court , 21 The Green, Mawsley for London and Cambridge properties Ltd</p> <p>Application No: KET/2017/0811</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a report which sought planning permission for the conversion of the ground floor offices to A3 Restaurant / Café and A5 takeaway, the installation of a new shop front and 2 extractor fans to the rear.</p> <p>Members of the Committee heard that there was also an application for an alternative mixed use (A1/A2) scheme being considered under KET/2017/0806.</p> <p>Members sought clarification whether or not the proposed development was subject to the restrictions about windows (that was the reason why permitted development rights did not apply to some Mawsley properties.</p> <p>It was confirmed to the committee that the restrictions did not apply to this site</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 development hereby permitted shall not be carried out other than in accordance with the approved plans Location plan KET/2017/0811/1 received by the Local Planning Authority on 21/11/2017; Block Plan KET/2017/0811/2 received by the Local Planning Authority on 27/10/2017; Proposed elevations KET/2017/0811/5 and Proposed floor plan KET/2017/0811/6 received by the Local Planning Authority on 28/11/2017.
3. No development shall commence on site until details of the types and colours of all external facing materials to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.
4. Prior to the commencement of the use hereby permitted full details of the cooking equipment and odour control system to be installed shall be submitted to and approved in writing by the Local Planning Authority. The equipment shall thereafter be installed and maintained in accordance with the approved details at all times thereafter.

5. Prior to the commencement of the use hereby permitted a scheme for the acoustic treatment of the odour control system to prevent the emissions of noise affecting noise sensitive premises shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented in accordance with the approved details and maintained in accordance with the approved details at all times thereafter. Upon completion of all works to implement the approved scheme, testing shall be carried out and a report submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use hereby permitted to verify the scheme's effectiveness.

6. The premises shall not be open to the public before 08:00 hours or remain open after 23:00 hours on Mondays to Saturdays, nor before 10:00 hours or after 21:00 hours on Sundays or any recognised public holidays.

7. No vehicles making deliveries to or from the site shall enter or leave the site, and no plant or machinery shall be operated, except between the hours of 08:00 and 23:00 hours Mondays to Saturdays. There shall be no deliveries on Sundays or recognised public holidays.

8. Prior to the commencement of the use(s) hereby approved a scheme for the storage and collection of waste shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented in accordance with the approved details and retained at all times thereafter.

9. Prior to the commencement of the use(s) hereby approved a scheme to control refuse and litter from patrons utilising the external area shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented in accordance with the approved details and retained at all times thereafter.

Members voted on the officers' recommendation to approve the application

(Voting, For 8; Against 0)

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.4 Full Application: Single storey side extension and conversion of garage to habitable room at 4 Vine Gardens, Burton Latimer for Mr B Fletcher.</p> <p>Application No: KET/2017/0995</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a report which sought full planning permission for retrospective conversion of the single garage into habitable space. The proposal was also for the erection of a single storey side extension, to the following dimensions: 4m width, 4m depth, 3m to the eaves/flat roof and 3.2m to the highest part of the roof (roof lantern).</p> <p>Members were in agreement that the proposed development was acceptable and had no other comments.</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.
3. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details listed in the table below.

Members voted on the officers' recommendation to approve the application

(Voting, For 8; Against 0)

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.5 Full Application: Two storey side extension, garage conversion to habitable accommodation and addition of roof lights at 162 London Road, Kettering for Mr B Chiam.</p> <p>Application No: KET/2017/0999</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a report which sought planning permission for the following development:</p> <ul style="list-style-type: none"> •Single storey side extension to the following dimensions: 4m width, 7m depth, 3m to the eaves and 3.3m to the highest part of the flat roof •First floor side extension to the following dimensions: 4m width, 4.15m depth, 5m to the eaves and 6.8m to the ridge of the roof •Porch to front to the following dimensions: 1.8m width, 1.15m depth, 2.2m to the eaves and 3.05m to the ridge of the roof •Conversion of garage to habitable space •Erection of boundary wall to front •Loft conversion including the addition of 2 no. roof lights to the north elevation <p>The Planning Officer addressed the committee and provided an update which stated that due to being in a state of disrepair the roof had been re-covered with slate tiles, and that amended plans had been submitted which showed the mock garage doors and finish.</p> <p>Members agreed that it was positive news that work was being done on a building that had previously been an eyesore along the highway.</p> <p>Members enquired regarding the applicant being able to install windows upon the second floor extension.</p> <p>Members heard that there was a condition removing permitted development rights regarding windows in the south and west elevations or roof plane.</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.
- 3. The development hereby permitted shall not be carried out other than in accordance with the amended approved plans and details listed in the table below.
- 4. The first floor window on the south elevation shall be glazed with obscured glass and thereafter shall be permanently retained in that form.
- 5. 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 south or west elevation or roof plane of the building hereby permitted.
- 6. Prior to first occupation of the dwelling full details of the mock garage doors to be installed on the garage building shall 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 and shall be retained in that form thereafter.

Members voted on the officers' recommendation to approve the application

(Voting, For 8; Against 0)

***17.PC.48 ENFORCEMENT ACTION MONITORING**

The committee received a report on enforcement monitoring covering the reporting quarter of 1st October 2017 to 31st December 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 8:39pm)

Signed:

Chair

