

BOROUGH OF KETTERING

PLANNING COMMITTEE

Meeting held – 12th March 2019

Present: Councillor Shirley Stanton (Chair)
Councillors Ash Davies, Paul Marks, Clark Mitchell Greg Titcombe, Mark Rowley and Jan Smith

18.PC.64 APOLOGIES

Apologies for absence were received from Councillors David Soans, Lesley Thurland, Linda Adams and Cliff Moreton. It was noted that Councillors Paul marks and Jan Smith would be acting as substitutes.

18.PC.65 DECLARATIONS OF INTEREST

Councillors Ash Davies and Greg Titcombe declared an interest in item 5.2 and indicated that they would be leaving the room during discussion.

Councillors Ash Davies also declared an interest in item 5.4 and indicated that he would vacate his seat on the committee during discussion.

Councillor Mark Rowley declared an interest in item 5.4 as portfolio holder for housing.

***18.PC.66 ITEMS OF URGENT BUSINESS**

None

***18.PC.67 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. Eight speaker attended the meeting and spoke on applications in accordance with the Right to Speak Policy.

The report included details of applications and, where applicable, results of statutory consultations and representations which had been received from interested bodies and individuals, and the Committee reached the following decisions:-

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.5 s.73A Retrospective Application: Change of use to run a mail order business from home workshop which include using the workshop for light engineering operations associated with the sale of bird related equipment at 4 Richardsons Lane, Loddington for Mr J Westwood</p> <p>Application No: KET/2018/0937</p> <p><u>Speakers:</u></p> <p>Councillor Jim Hakewill attended the meeting and spoke as Ward Councillor for the proposed development and raised a number of concerns associated with the application including noise pollution concerns. Councillor Hakewill stated that temporary permission would be more appropriate for the proposed development.</p>	<p>Members received a report, which sought retrospective planning permission for retention of the timber workshop and its business operations which are associated with the occupant's mail order business. The business specifically related to the sale and light manufacture of products associated with Falconry including bird anklets, lure lines, leashes, gloves, perches and hoods amongst other things. The business was web-based.</p> <p>Members raised concerns regarding the amount of noise that could be generated by the proposed application and sought clarification regarding possible monitoring action.</p> <p>Members then discussed the possibility of allowing temporary consent to allow further monitoring to take place when the consent would expire.</p> <p>Following debate, it was proposed by Councillor Rowley and seconded by Councillor Smith that a condition be added that would temporarily allow consent for a period of 48 months.</p> <p>It was agreed that the application be APPROVED subject to the following conditions:-</p>

1. This permission shall be limited to a period expiring two years from the date of this permission. At or before the expiration of this period the use of the land and building hereby permitted shall be permanently discontinued and the building hereby permitted shall be permanently removed and the land restored to its former condition.
2. Within five months from the date of this permission the feather-board horizontal timber cladding attached to the front/south facing elevation of the workshop/store/garden shed building hereby approved shall be completely replicated and installed to its rear and side elevations. In addition within 5 months from the date of this permission the single aviary building currently in the position where the 'bench' is shown on the approved drawings shall be removed from the outlined red and blue site shown on the approved plans.
3. Within two months from the date of this approval a detailed scheme of landscaping and boundary treatment including species, planting sizes, spacing and numbers of trees and shrubs to be planted and the precise heights, locations and external

appearance of any boundary treatment shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out within 5 months from the date of this permission. Any newly approved trees or plants which, within a period of 3 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. The approved boundary treatment scheme shall be completed with 5 months of the granting of this permission and shall remain in that form thereafter.

4. No further development shall take place until visibility splays of 2.4 metres by 2.4 metres have been provided either side of the access 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 and a positive means of drainage to ensure that surface water from the parking area does not discharge onto the highway shall be provided.
5. The mail order business use and its associated light industrial operations hereby approved taking place at the site shall enure for the benefit of the Applicant (Mr J Westwood) only and shall not enure for the benefit of the land and the use hereby permitted shall be discontinued on the date when Mr J Westwood ceases to occupy the premises where at which point the workshop building and the site as a whole shall have residential use only.
6. The workshop building, hereby approved shall only be used for business purposes associated with the mail order sale and manufacture of 'Falconry' equipment and for no other purpose whatsoever. For clarification this does not include the sale of birds.
7. The operation of any machinery associated with the business shall not take place anywhere on the application site except within the workshop building shown on the approved plans.
8. No equipment, materials, products, parts, containers, waste or any other articles associated with the business shall be stacked or stored on the site at any time except within the workshop building.
9. No plant or machinery shall be operated at the site (including within the workshop), except between the hours of 10:00-16:00 Mondays to Fridays and between the months of October and February (inclusive) only. There shall be no operation of plant or machinery at the site, on Saturdays, Sundays or recognised public holidays or between the months of March to September (inclusive). No customers shall be permitted to visit the site.

(Members voted on the officers' recommendation to approve the application)

(Voting: For Unanimous)

The application was therefore

APPROVED

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.1 Outline Application: Development of up to 135 no. dwellings with means of access considered at Buxton Drive & Eyam Close (land off), Desborough for A Bamber & M Bates Central England Co-Operative Ltd & HBH Developments Ltd</p> <p>Application No: KET/2017/1019</p> <p><u>Speakers:</u></p> <p>Peter Wilkinson attended the meeting and spoke on behalf of the applicant stating that the proposed development was a logical expansion of Desborough that would have limited visual impact and limited intrusion onto designated countryside. It retained existing vegetation and offered a better layout for the site as a whole. Mr Wilkinson also stated that the proposed development was subject to a construction management plan and S106 obligation.</p>	<p>Members received a report, sought outline planning permission for a residential development of up to 135 dwellings provision of means of access, highways and drainage infrastructure, open space and landscaping. It was heard that all matters were reserved apart from access, which is to be considered as part of this application.</p> <p>The Planning Officer addressed the committee and provided an updated, which stated that additional conditions had been circulated to members of the committee as part of the officer's recommendation, it was also heard that a Parameters Plan had now been received and was included in the officers presentation.</p> <p>Members agreed that the proposed development was satisfactory and agreed to approval of the application as per the officer's recommendation. This was to include a scheme for the protection of existing trees and hedges alongside the southern boundary of the site and maintenance on this boundary as a requirement on the S106.</p> <p>It was agreed that the application be APPROVED subject completion of S106 and to the following conditions;-</p>

1. Approval of the details of the access, appearance, landscaping, layout and scale (hereinafter called ""the reserved matters"") shall be obtained from the Local Planning Authority in writing before any development is commenced.
2. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this planning permission.
3. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
4. The development hereby permitted shall not be carried out other than in accordance with the approved plans, including the Parameters Plan and Reserved Matters.

5. The total number of dwellings (Use Class C3) within the approved site shall not exceed 135.
6. No earthworks or groundworks shall take place until a plan/sections prepared to a scale of not less than 1:500 showing details of existing and intended final ground and finished floor levels for all buildings has been submitted to and approved in writing by the Local Planning Authority. The proposed and existing ground and finished floor levels shall be marked out on site for inspection by the Local planning Authority prior to the construction of any dwelling. The development shall not be carried out other than in accordance with the approved details.
7. No development above building slab level 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.
8. Works likely to cause harm to protected species, i.e. Great Crested Newts as identified in the Baseline Ecological Appraisal (reference number 103264EC1R1 prepared by REC) shall not in any circumstances commence unless the local planning authority has been provided with either:
 - a. A licence issued by Natural England pursuant to Regulation 55 of the Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development to go ahead; or
 - b. Written confirmation from Natural England that the application site has been registered with the great crested newt Low Impact Class Licence scheme; or
 - c. A statement in writing from a suitably qualified ecologist to the effect that it does not consider that the specified activity/development will require a licence.
9. No development shall take place until a surface water drainage scheme for the site, based on Flood Risk Assessment document reference number DES-BWB-EWE-XX-RP-YE-0001_FRA S2 Revision P2 dated 26th July 2017 and Sustainable Drainage Statement document reference number DES-BWB-HDG-XX-RP-CD-0001_SDS S2 Revision P1 dated 26th July 2017 prepared by BWB Consultants has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1in100 year plus climate change will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. 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 mAOD) and manufacturers' hydraulic curves for all hydro brakes and any other flow control devices.
10. No development shall take place until a detailed scheme for the maintenance and upkeep of the surface water drainage system proposed for the site has been 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.

11. 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 part C below has been complied with.

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.

12. 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.
13. No development shall take place until a scheme and timetable detailing the provision of fire hydrants and their associated infrastructure has been submitted to and approved in writing by the Local Planning Authority. The fire hydrants and associated infrastructure shall thereafter be provided in accordance with the approved scheme and timetable.
14. No development above slab level 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.
15. Prior to the commencement of the development hereby permitted, a CTMP (Construction Traffic Management Plan) shall be submitted to and be approved in writing by the local planning authority. The Plan is to include the following elements;
 - Detailed work programme / timetable.
 - Site HGV delivery / removal hours to be limited to between 10:00 - 16:00 Mondays to Fridays
 - Detailed routeing for demolition, excavation, construction and abnormal loads.
 - Supply of pre-journey information on routeing and site restrictions to contractors, deliveries and visitors.
 - Detailed plan showing the location of on-site stores and facilities including the site compound, contractor & visitor parking and turning as well as un/loading point, turning and queuing for HGVs.
 - Breakdown of number, type, size and weight of vehicles over demolition & construction period.
 - Details of debris management including location of wheel wash, programme to control debris spill/ tracking onto the highway to also include sheeting/sealing of vehicles and dust management.
 - Details of public impact and protection to include road, footway, cycleway and PRow. Details of TROs and road / footway / cycleway / PRow closures and re-routeings as well as signage, barriers and remediation.
 - Public liaison position, name, contact details and details of public consultation/liaison.

- Route details as required covering culverts, waterways, passing places, tracking of bends/junctions and visibility splays.
 - Pre and post works inspection of the highway between points A and B as requested to identify remediation works to be carried out by the developer. Inspections are to be carried out in the presence of a member of the Highway Authorities Inspection team. To also include the removal of TROs, temporary signage, barriers and diversions.
 - Details of temporary construction accesses and their remediation post project.
 - Provision for emergency vehicles.
16. Construction and delivery shall not occur other than between the hours Monday to Friday 08.00 to 18.00 hrs, but excluding works on Bank Holiday Mondays and Fridays and at no time whatsoever on Saturdays, Sundays or Public/Bank Holidays. This includes deliveries to the site and any work undertaken by contractors and sub-contractors.
17. Any dwellings located adjacent to boundaries with existing dwellings on Bleaklow Close, Buxton Drive and Grindleford Close shall be single storey only, with no habitable rooms above ground floor level. There shall be no openings in the roofplanes. 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 roof plane of the buildings.
18. A detailed mitigation strategy for amphibians and reptiles shall be submitted with each Reserved Matters application. The mitigation strategy shall take account of the recommendations made in section 6.4 of the 'Baseline Ecological Assessment: Proposed Housing Development, Land off Buxton Drive, Desborough (ref 103264EC1R1 and dated Dec 2017). No development shall take place until the detailed mitigation strategy has been approved and the development shall not be carried out other than in accordance with the approved reptile mitigation strategy and any mitigation measures detailed therein.
19. Prior to the commencement of the development a landscape and ecological management plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The content of the LEMP shall include the following:
- a. Description and evaluation of features to be managed
 - b. Ecological trends and constraints on site that might influence management
 - c. Aims and objectives of management
 - d. Appropriate management options for achieving aims and objectives
 - e. Prescriptions for management actions
 - f. Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period)
 - g. Details of the body or organisation responsible for implementation of the plan
 - h. Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The approved plan will be implemented in accordance with the approved details.

20. Prior to first occupation of the development a scheme of hard and soft landscaping works which shall specify species, planting sizes, spacing and numbers of trees and shrubs to be planted, any existing trees to be retained, the layout, contouring and surfacing of all open space areas shall be submitted to and approved by the Local Planning Authority. The works approved 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 10 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.
21. No development shall take place on site until a scheme for the protection of all existing trees, hedges and hedgerows on site 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 details. Any existing trees, hedges or hedgerows which are identified for retention shall be retained in perpetuity and shall not be cut down, grubbed out or otherwise removed, or topped or lopped so that the height of the hedge falls below 2 metres at any point, without the prior written consent of the Local Planning Authority. Any trees, hedges and hedgerows removed without such consent or which die or become severely damaged shall be replaced with hedging plants of such size and species as approved in writing by the local planning authority.
22. No development above slab level shall take place on site until a scheme for boundary treatment has been submitted to and approved in writing by the Local Planning Authority. Each dwelling shall not be occupied unless and until the approved scheme has been fully implemented in accordance with the approved details.
23. Prior to first occupation of each or any dwelling, evidence of how the residential elements of the development hereby approved shall achieve a maximum water use of no more than 110 litres per person per day in accordance with the optional standard 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) shall be submitted and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.
24. Reserved Matters applications shall include details of the storage and collection points for refuse and recycling for each dwelling. No dwelling shall be occupied unless or until its approved bin storage and collection has been fully implemented as approved and thereafter retained.
25. In the event that the approved layout of streets and sewers are not adopted by the Highway Authority, the development shall not be carried out other than in accordance with an approved scheme of Management for such and maintained to standards that have been set out and approved by the Local Planning Authority prior to and in regard to the laying out of any roads, sewers and other common facilities.
26. No Occupation shall take place until the Verification Report for the installed surface water drainage system for the site to be submitted in writing by a suitably qualified drainage engineer and approved by the Local Planning Authority prior to occupation

of the site based on the approved Flood Risk Assessment and other documents as referenced above. These shall include:

- a) Any departure from the agreed design is keeping with the approved principles
- b) Any As-Built Drawings and accompanying photos
- c) Results of any Performance Testing undertaken as a part of the application process (if required / necessary)
- d) Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc.

27. Within the reserved matters application(s) for residential development, details of the house types of the dwellings to be constructed to meet Part M4(2) Accessible and Adaptable Dwellings and M4(3) 'Wheelchair user dwellings' of Part M of the Building Regulations 2010 (as amended) shall be submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details submitted and be certified by the appointed building control body, unless otherwise agreed in writing by the Local Planning Authority. Prior to the first occupation of the dwellings, a copy of the certification confirming compliance shall be submitted to and approved in writing by the Local Planning Authority.

Members voted on the officers' recommendation to approve the application

(Voting: For Unanimous)

The application was therefore
APPROVED

(Councillor Ash Davies & Greg Titcombe declared an interest in the following item and vacated the committee during consideration)

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.2 Full Application: Change of use from school hall to community centre at Maplefields School, Beatrice Road, Kettering for Mr C Webb, Maplefield Community Centre</p> <p>Application No: KET/2018/0473</p> <p><u>Speakers:</u></p> <p>Ash Davies attended the meeting and spoke as a third party speaker in favour of the proposed development stating that the application represented a much-needed facility in the North of Kettering and would represent a huge local community. It was also stated that the facility would be self-sufficient and would work to enhance the local community.</p>	<p>Members received a report, which sought planning permission for to change the use of a former school hall to a community centre and to provide access from Britannia Road with 16 parking spaces and 5 disabled spaces, cycle and motorcycle parking.</p> <p>It was heard that the school closed and relocated to Corby in 2012, but the redundant school buildings remained. The County Council had made provision through the disposal of the site for the freestanding school hall to remain as a community use.</p> <p>Members agreed that the proposed development was satisfactory and saw no issue with approving the application as per the officer's recommendation.</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. No other development shall commence until vehicular visibility splays of 2 metres by 43 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.
3. Pedestrian visibility splays of at least 2.0m x 2.0m shall be provided on each side of the vehicular access. These measurements are taken from and along the highway boundary. The splays shall thereafter be permanently retained and kept free of all obstacles to visibility over 0.6m in height above access / footway level.
4. The gradient of a vehicular access should not exceed 1 in 15 for a minimum of the first 5.0m from the highway boundary.
5. No gates, barrier or means of enclosure shall be erected across a vehicular access within 5.5m of the highway boundary.
6. Prior to the commencement of development in regards to the new acres and car park provision 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.

7. The premises shall not be open to the public before 9.00 hours or remain open after 21.00 hours on Mondays to Fridays, nor before 9.00 hours or after 21.00 hours on Saturdays, nor before 10.00 hours or after 16.00 hours on Sundays or any recognised public holidays.

Members voted on the officers' recommendation to approve the application

(Voting: For: 4; Against: 0)

The application was therefore

APPROVED

(Councillors Davies & Titcombe re-joined the committee)

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.3 Full Application: New classroom block to include 10 no. classrooms, lecture theatre and associated works at Southfield School for Girls, Lewis Road, Kettering for Mrs S Roberts</p> <p>Application No: KET/2018/0770</p> <p><u>Speakers:</u></p> <p>Ray Gostlow attended the meeting, spoke as a third party against the proposed development raising safety concerns associated with the number of vehicles making unsafe manoeuvres during school drop off and pick up times. Mr Gostlow also raised concerns regarding the buses parking across resident driveways.</p>	<p>Members received a report, which sought full planning permission for a new predominately two storey teaching block located on an area of hard-surfacing toward the southern side of the school and to the north of dwellings fronting Martin Road.</p> <p>It was heard that the proposed 1948sqm flat-roofed building is to be used by the Schools Sixth Form year group and internally would comprise Classrooms, Lecture Theatre, Social Areas and associated store rooms and welfare facilities. The proposal also involved the removal of two temporary classrooms from the site. The areas of the school vacated by the Sixth Formers was then to be occupied by other year groups with a steady increase in school intake proposed up to a total of 1228 pupils by 2024/25.</p> <p>Members agreed that the proposed development was satisfactory and agreed to support the application as per the officer's recommendation.</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 detailed below.
3. The development shall not be carried out other than in accordance with the Finished Floor Levels hereby approved on drawing 6788-17-A (External Works) unless otherwise approved in a discharge of conditions application where in that event the proposal shall be carried out in accordance with the approved details.
4. The development hereby permitted shall not be carried out other than in accordance with the following documents hereby approved:
 - Drainage Strategy, Flood Risk Assessment & Sustainable Drainage System Statement ref 6081R001 FRA rev B prepared by BCAL Consulting dated January 2019.
 - Microdrainage File 6081_SW_03-01-2019_Rev B dated 3rd January 2019
 - Anglian Water Pre-Planning Assessment Report Southfield School ref 1307/903929002/1/0001095 dated 17th December 2018

5. The Travel Plan referenced 928/5400 dated November 2018 hereby approved shall be implemented following first use of the building hereby permitted. The Travel Plan shall be subject to annual monitoring for a period of 5 years from the date of its implementation and include a monitoring form outlining activities undertaken and travel data collected from completed surveys indicating progress against targets and outlining mitigation measures should the targets not be met. On request this information should be made available to the local planning authority.
6. Prior to the commencement of development a Demolition and 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 demolition and construction works.
7. Prior to the commencement of piling operations a scheme for the control and mitigation of noise, including vibration, affecting surrounding premises shall be submitted to and approved in writing by the Local Planning Authority. Such measures shall operate throughout the piling operations in accordance with the approved details.
8. Before above ground works commence 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 mAOD) and manufacturers' hydraulic curves should be submitted for all hydrobrakes and other flow control devices.
 - c) Full specification for any permeable paving.

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

9. Before above ground work commences a detailed scheme for the ownership and maintenance for every element of the surface water drainage system proposed on the site will be submitted to and approved in writing by the Local Planning Authority and the maintenance plan shall be carried out in full thereafter.

Details are required of which organisation or body will be the main maintaining body where the area is multifunctional (e.g. open space play areas containing SuDS) with evidence that the organisation/body has agreed to such adoption.

The scheme shall include, a maintenance schedule setting out which assets need to be maintained, at what intervals and what method is to be used.

A site plan including access points, maintenance access easements and outfalls. Maintenance operational areas to be identified and shown on the plans, to ensure there is room to gain access to the asset, maintain it with appropriate plant and then handle any arising's generated from the site.

Details of expected design life of all assets with a schedule of when replacement assets may be required

10. No Occupation shall take place until the Verification Report for the installed surface water drainage system for the site based on the approved Flood Risk Assessment document; ref. no. ref 6081R001 FRA rev B prepared by BCAL Consulting dated January 2019 has been submitted in writing by a suitably qualified drainage engineer and approved by the Local Planning Authority The report shall include:
 - a) Any departure from the agreed design is keeping with the approved principles
 - b) Any As-Built Drawings and accompanying photos
 - c) Results of any Performance testing undertaken as a part of the application process (if required / necessary)
 - d) Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc.
 - e) Confirmation of adoption or maintenance agreement for all SuDS elements as detailed within the drainage strategy is in place
11. No development shall commence on site above ground level until details of the types and colours of all external facing, window and roofing materials to be used and their finish 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 remain in that form thereafter.
12. No development shall commence above ground level until a scheme for the storage of bicycles has been submitted to and approved in writing by the Local Planning Authority. The use of the building shall not commence until the approved scheme has been fully implemented and shall be retained as approved thereafter.
13. Prior to commencement above ground level, a scheme detailing the security standards to be incorporated within the building hereby approved shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be put in place prior to first occupation and shall remain in that form thereafter.
14. Prior to occupation an external lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in accordance with the approved conditions and shall remain in that form thereafter
15. 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.
16. Works audible at the site boundary will not exceed the following times unless with the written permission of the Local Planning Authority. 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.

17. No additional openings, other than those shown on the approved drawings, shall be formed in the south facing elevation of the building hereby approved unless otherwise approved by planning permission.

(Members voted on the officers' recommendation to approve the application)

(Voting: For Unanimous)

The application was therefore

APPROVED

(Councillor Ash Davies declared an interest in the following item and vacated his seat on the committee during consideration)

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.4 KBC Own Development: (Regulation 3 Development) 22 no. dwellings with access road and associated works at Scott Road (Land North-east of), Kettering for Ms K Prati, Kettering Borough Council</p> <p>Application No: KET/2018/0799</p> <p><u>Speakers:</u></p> <p>Councillor Ash Davies attended the meeting and spoke regarding the proposed development as ward councillor and stated that a number of residents had raised concerns due to the development not being in keeping with the local area and also raised concerns due to the potential loss of privacy and amenity.</p> <p>Katie Prati, applicant for the proposed development attended the meeting and stated that the proposed development was part of a Council housing scheme to allow the authority to have a wide range of property types and to increase the supply of affordable housing. It was also stated that a number of amendments had been made upon receiving feedback from local residents.</p>	<p>Members received a report, regarding a proposals seeking full planning consent for the site clearance and the erection of 22 affordable units built as council housing, a road and the diversion of the footpath to accommodate the development.</p> <p>The Planning Officer addressed the committee and provided an updated, which stated that the Landscape Strategy Plan was removed and condition 2 was updated as the plan was for information rather than approval.</p> <p>Members agreed that the proposed development is a good opportunity to supply much needed housing within the borough and that the application was a beneficial use for the derelict land.</p> <p>Members agreed that the proposed development was satisfactory and supported the officer's recommendation.</p> <p>Officer advised that as Regulation 3 Development (KBC is to develop the site) the sums for education provision arising from a planning requirement, could be secured for the education provider through an appropriate mechanism eg memorandum of understanding. Subject to this, 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 be carried out in accordance with the following approved and amended plans;
 - Site layout drg.no008S received 21/01/19
 - Plot 1-4, 15-18, 19-22 elevations drg.no009.5B(J) received 03/01/19
 - Plot 1-4, 15-18, 19-22 floor plans drg.no009.GA(J) received 03/01/19
 - Plot 5-6 elevations drg. no.009.6B(F) received 05/12/18
 - Plot 5-6 plans drg. no009.6A(F) received 05/12/18
 - Plot 7-8 Elevation drg. no.009.1B(F) received 05/12/18
 - Plot 7-8 plans drg. no.009.1A(F) received 05/12/18
 - Plot 9-10 elevations drg.no 009.3B(G) received 05/12/18

Plot 9-10 plans drg. no.009.3A(G) received 05/12/18
Plot 11-12 elevations drg. no.009.2B(G) received 05/12/18
Plot 11-12 plans drg. no.009.2A(G) received 05/12/18
Plot 13-14 elevations drg. no.009.4B(G) received 05/12/18
Plot 13-14 plans drg. no.009.4A(G) received 05/12/18
Boundary Treatment drg. no.011G received 21/01/19
Bin and Cycle Store drg. no.014A received 05/12/18

3. Before any above ground works commence a surface water drainage scheme for the site, based on the approved Drainage Strategy ref FRA-2018-001048 prepared by STM Environmental Consultants Ltd dated 12th February 2019 will be submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed or first occupation of any dwelling to which it relates, whichever is the sooner.
The scheme shall include
 - i) 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 structures (if required).
 - ii) Details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations with an allowance of 10% for Urban Creep.
 - iii) Cross sections of the control chambers (including site specific levels mAOD) and manufacturers' hydraulic curves should be submitted for all hydrobrakes and other flow control devices.
 - iv) Full manufacturer's specification of permeable paving
 - v) Confirmation of permitted rate of discharge and connection point to the AW sewer
 - vi) A maximum discharge rate of 2.2 l/s.

4. Before any above ground works commence a detailed scheme for the ownership and maintenance for every element of the surface water drainage system proposed on the site shall be submitted to and approved in writing by the Local Planning Authority and the maintenance plan shall be carried out in full thereafter. Details are required of the organisation or body responsible for vesting and maintenance of individual aspects of the drainage system. The maintenance and/or adoption proposal for every element of the surface water drainage system proposed on the site should be considered for the lifetime of the development and a maintenance schedule setting out which assets need to be maintained, at what intervals and what method is to be used including details of expected design life of all assets with a schedule of when replacement assets may be required, should be submitted.
A maintenance schedule should be accompanied by a site plan to include access points, maintenance access easements and outfalls. Maintenance operational areas to be identified and shown on the plans, to ensure there is room to gain access to the asset, maintain it with appropriate plant and then handle any arising's generated from the site.

5. No occupation shall take place until the Verification Report for the installed surface water drainage system for the site to be submitted in writing by a suitably qualified independent drainage engineer and approved by the Local Planning Authority prior to occupation of the site based on the approved Drainage Strategy ref FRA-2018-001048 prepared by STM Environmental Consultants Ltd dated 12th February 2019
These shall include:

- a) Any departure from the agreed design is keeping with the approved principles
 - b) Any As-Built Drawings and accompanying photos
 - c) Results of any performance testing undertaken as a part of the application process (if required / necessary)
 - d) Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc.
6. 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.
 7. No development shall commence above slab level until details of the types and colours of all external facing and roofing materials to be used and details of the hard-surfacing materials 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.
 8. Prior to the first occupation of the development all garden and landscaped areas shown on the approved plans shall have a capping layer of soil (top and/or sub soils) (as outlined in chapter 13 of report ref. STM3078A-G02 dated August 2015 by soiltechnic) (to a minimum depth of 600mm in private residential gardens and 300mm in general landscaped areas) and a verification report to demonstrate that the required depth of cover has been achieved, to include a topographic survey or a visual inspection at numerous points across the site supported by photographic evidence, shall be submitted to and approved in writing by the Local Planning Authority. Details of the supplier and confirmation of the source(s) and total quantity of imported soil material shall be stated in the verification report. The soil should be free from asbestos, metals, plastic, wood, glass, tarmac, paper and odours associated with contaminated soils and otherwise comply with the requirements of BS 3882:2007 - Specification for topsoil and requirements for use. Occupation of the development shall only be permitted on approval of the verification report.
 9. Prior to the first occupation of the dwellings hereby permitted, the new access road point onto Scott Road shall be construction in accordance with the approved plan 40382/008S (revision S) received 21 January 2019 and the existing access from Scott Road shall be removed and blocked up.
 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. All new dwellinghouses shall be constructed to meet M4(2) Accessible and Adaptable Dwellings of schedule 1 part M of the Building Regulations 2010 (as amended).
 12. Notwithstanding the provisions 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 (extensions), B (additions to the roof), E (outbuildings) of the Order shall be constructed on the application site.

13. Prior to the commencement of any ground works, a method statement for the protection of reptiles and amphibians in accordance with the measures outlined within sections S5-5.8 of the approved ecology report (Scott Road Phase 1 Survey Report, Lockhart Garratt ref 16-2287 3487 5405 v2, Dec 2016) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.
14. Prior to the first occupation of any property hereby approved, the boundary treatments for the property concerned as identified on approved Boundary Treatment Plan drg. no. 40382/011G (rev G) received 21 January 2019 shall be constructed in full. Thereafter the boundaries identified as Brick Wall and Black Rail shall be retained for the lifetime of the development.
15. The carriageway areas from Scott Road to the allotment access road and the area to the front plots 12 to 14 shall be constructed to accommodate a minimum of a 10 tonne axle weight vehicle unless alternative details are agreed with the Highways Authority as part of an adoption agreement.
16. No development shall take place until a scheme and timetable detailing the provision of fire hydrants and their associated infrastructure has been submitted to and approved in writing by the Local Planning Authority. The fire hydrants and associated infrastructure shall be provided in accordance with the approved scheme and timetable.

(Members voted on the officers' recommendation to approve the application)

(Voting: For Unanimous)

The application was therefore

APPROVED

(Councillors Davies re-joined the committee)

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.6 Full Application: Two storey side extension at 27 Cranfird Road, Grafton Underwood for Mr M Hillery</p> <p>Application No: KET/2019/0004</p> <p><u>Speakers:</u></p> <p>Richard Furze attended the meeting and spoke as a third party objector to the proposed development stating that it would result in the loss of light for neighbouring properties and that the building materials were not in keeping with the local area.</p> <p>Cllr David Hinckley spoke on behalf of Grafton Underwood Parish Council and raised objections to the proposed development on the basis that the materials being suggested would not be In keeping with neighbouring properties within the village’s conservation area.</p>	<p>Members received a report, which sought planning consent for a two storey side extension.</p> <p>Members raised concerns regarding the materials that were being proposed for the development stating that it was not in keeping with the local area and overbearing on neighbouring properties.</p> <p>Members also raised concerns with regards to the detrimental effect the proposed development would have on the amenity of neighbouring properties.</p> <p>Following debate, it was proposed by Councillor Rowley and seconded by Councillor Smith that the application be refused due detrimental effect on neighbour amenity and the overbearing elements associated with the proposed development.</p> <p>It was agreed that the application be REFUSED for the following reasons;</p> <p>By reason of its mass, height, siting and design the proposal results in an overbearing addition to the dwelling which has a harmful impact on the amenity of neighbours due to overshadowing and loss of light. Thereby the proposal would cause detriment to residential amenity contrary to Policy 8 (e) of the North Northamptonshire Joint Core Strategy (2016) and inconsistent with Policy 12 of the NPPF.</p>

Members voted on the motion to REFUSE the application

(Voting: For Refusal: 3 Against; 2, Abstention; 1)

The application was therefore
REFUSED

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.7 Full Application: Change of use of existing garage (front part only) to dog grooming parlour at 3 Thoday Close, Broughton for Mr L Mann</p> <p>Application No: KET/2019/0038</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a report, which sought consent for a change of use from existing garage to a dog grooming business.</p> <p>Members agreed that the proposed development was satisfactory and saw no issue with approving the application as per the officer's recommendation.</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 development shall be only for purposes incidental to the enjoyment of the dwellinghouse as such.
4. The premises shall not be open to the public before 09:00 hours or remain open after 17:00 hours on Mondays to Fridays, nor before 09:00 hours or after 13:00 hours on Saturdays, nor at any time on Sundays or any recognised public holidays.
5. No more than two dogs shall be kept at the premises, for the purpose of the use hereby permitted, at any one time and a maximum of five dogs shall be groomed per day in accordance with the details outlined in the submitted Design and Access Statement DA3 received 15/01/2019.

(Members voted on the officers' recommendation to approve the application)

(Voting: For Unanimous)

The application was therefore
APPROVED

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.8 Full Application: Two-storey side extension at 116 Gotch Road, Barton Seagrave for Mr K Osborne</p> <p>Application No: KET/2019/0081</p> <p><u>Speakers:</u></p> <p>None</p>	<p>Members received a report, which sought planning permission a two-storey gable roofed side extension comprising a garage at ground floor level and a bedroom and en-suite above.</p> <p>It was heard that amended plans were received to centre the garage door in the middle of the ground floor front elevation. This amendment was not consulted on</p> <p>Members agreed that the proposed development was satisfactory and saw no issue with approving the application as per the officer's recommendation.</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 approved plan number 201901/01b, received by the Local Planning Authority on 19th February 2019.
3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match, in type, colour and texture, those on the existing building.
4. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no additional openings permitted by Schedule 2, Part 1 Class A shall be made in the west elevation of the building.
5. The window at first floor level on the rear (north) elevation serving an en-suite shall be glazed with obscured glass and thereafter shall be permanently retained in that form.

(Members voted on the officers' recommendation to approve the application)

(Voting: For Unanimous)

The application was therefore
APPROVED

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

(The meeting started at 6.30pm and ended 8:11 pm)

Signed:

Chair

CJG