

**BOROUGH OF KETTERING**

**PLANNING COMMITTEE**

**Meeting held: 24<sup>th</sup> June 2020**

**Present:** Councillor Ash Davies (Chair)  
Councillors Linda Adams, Ian Jelley, Clark Mitchell, Jan O'Hara, Cliff Moreton, Mark Rowley, Greg Titcombe, Lesley Thurland

**20.PC.15** **APOLOGIES**

Apologies for absence were received from Councillors Shirley Stanton.

It was noted that Councillor Ian Jelley was acting as a substitute for Councillor Shirley Stanton.

**20.PC.16** **MINUTES**

**RESOLVED** that the minutes of the meetings of the Planning Committee held on 18<sup>th</sup> May 2020 be approved as a correct record

**20.PC.17** **DECLARATIONS OF INTEREST**

Councillor Lesley Thurland and Greg Titcombe declared an interest in items 5.1, 5.2 and 5.7 as ward councillors for the applications.

Councillor Mark Rowley declared a personal interest in item 5.6 as a relative of the applicant and stated that he would leave the room during debate.

**20.PC.18** **ANY ITEMS OF BUSINESS THE CHAIR CONSIDERS TO BE URGENT**

None.

**20.PC.19** **PLANNING APPLICATION REPORTS**

The Committee considered the following applications for planning permission, which were set out in the Head of Development Control's Reports and supplemented verbally and in writing at the meeting. Two speakers attended the meeting and spoke on applications in accordance with the Right to Speak Policy.

The reports 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>*5.3 s.73 Application: Variation of condition 2 of KET/2017/0244 in respect of raised roof height and repositioning of rooflights (Retrospective) at 3 Blackwell Road, Barton Seagrave for Mr G Sula C/O Mr P Dooley.</p> <p>Application No: KET/2020/0015</p> <p><u>Speaker:</u></p> <p>John Hunter, a third party objector to the proposed development submitted a written statement which stated that the proposed development was in direction contravention to the application that was previously approved and that the height of the property was detrimental to the surrounding area.</p>	<p>Members received a report about a proposal for which retrospective planning permission was being sought to vary the drawings approved in the 2017 approval.</p> <p>It was heard that the key difference between the approval (KET/2017/0244) and the proposal was the overall height of the dwelling. The proposal was approximately 1.2m higher. This had been achieved by increasing the height of the roof-space to create a second floor and is perceived as a greater distance between the top of the first-floor windows and the eaves.</p> <p>Members raised concerns regarding the height of the proposed development and the detrimental impact it would have on the surrounding street scene, members also raised objections as the application was the applicant had not adhered to previous planning consent, stating that enforcement was required.</p> <p>Following debate it was proposed by Councillor Rowley and seconded by Councillor Thurland that the application be refused as the increase in the height of the house had given a stretched appearance to the dwelling and results in an incongruous appearance which fails to respect the character and appearance of the surrounding area</p> <p>It was agreed that the application be <b>REFUSED</b> for the following reasons</p>

1. The increase in the height of the house has given a stretched appearance to the dwelling and results in an incongruous appearance which fails to respect the character and appearance of the surrounding area

*(Members voted on the motion to REFUSE the application)*

*(Voting: For: 7; Against 1)*

*The application was therefore*

**REFUSED**

**20.PC.19.2**      **KET/2020/00070**

<u>Proposed Development</u>	<u>Decision</u>
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<p>*5.5 s.73A Retrospective Application: Single storey rear extension and conversion of garage to a habitable room at 5 Malham Drive, Kettering for Mr &amp; Mrs Street</p> <p>Application No: KET/2020/0070</p> <p><u>Speaker:</u></p> <p>David Rouse attended the meeting and addressed the committee as a third party objector to the proposed development stating that the opposing window to his property caused loss of privacy due to its overlooking nature. Mr Rouse also stated that the window in question as part of previous planning applications should have been obscured glazing to protect the amenity of neighbouring properties.</p>	<p>Members received a report about a proposal for which Retrospective planning permission was being sought for the single storey rear extension that links to the garage. The completed proposal included the conversion of the garage into habitable space to form a single large open plan living/family/kitchen room.</p> <p>Members raised concerns regarding neighbouring property privacy issues questioning if a screen or fencing could be placed to prevent the loss of privacy. It was then clarified to members that any agreement regarding fencing would have to take place between the applicant and the neighbouring property</p> <p>Members also debated that the original building had already received multiple historic extensions and that the use of local architect would be sympathetic in terms of the materials used to minimise the impact on the historic building.</p> <p>Members then 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 <b>APPROVED</b> subject to the following conditions:</p>
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1. 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 veranda, balcony or raised platform permitted by Classes A, B and E of Part 1 of Schedule 2 of the Order shall be erected on the application site.
2. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details listed below.

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

*(Voting: For: 7; Against 0; Abstain: 1)*

*The application was therefore*

**APPROVED**

**20.PC.19.3**

**KET/2020/0075**

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.1 Full Application: Conversion of garage to habitable accommodation with front and rear extensions and increased roof height at 81 Blandford Avenue, Kettering for Ms L Hyde</p> <p>Application No: KET/2020/0075</p> <p><u>Speaker:</u></p> <p>None.</p>	<p>Members received a report about a proposal for which planning permission was being sought for the conversion of the garage to habitable accommodation as well as alterations to the external appearance of the garage including a small front and rear extension and a small increase in height of the roof.</p> <p>The Planning Officer addressed the committee and provided an update which stated within the site description of the committee report it incorrectly stated that there are bungalows on both sides of the application site. There is an attached bungalow to the west (No. 77) and a detached two storey house to the east (No. 85). The remainder of the report correctly describes the two- storey neighbouring property.</p> <p>Members then 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 <b>APPROVED</b> subject to the following conditions:</p>

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.
2. The annexe hereby permitted shall not be occupied other than as part of the single residential use of the dwelling known as 81 Stamford Road and in accordance with the details set out in the approved letter dated 27th February 2020, submitted by Alan J Currall Ltd on behalf of the applicant.

*(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>*4.4 s.73A Retrospective Application: Temporary change of use of second floor from showroom to a gym at 6 Canon Street, Kettering for Mr N Nevols</p> <p>Application No: KET/2019/0685</p> <p><u>Speaker:</u></p> <p>None</p>	<p>Members received a report about a proposal for which planning permission was being sought for a retrospection change of use for the second floor only of this building. The previous use was stated as being as a showroom in connection with the bathroom/kitchen showroom and storage areas on the ground and first floors. According to the Agent the second floor had been in use as a gym (in use as a boxing gym for the Kettering School of Boxing) for at least the last 3 years (commenced circa 5th February 2017).</p> <p>Members raised concerns regarding long standing nuisance complaints as well as safety concerns in relation to fire safety and adequate escape routes. It was confirmed to members that Northants Fire &amp; Rescue had been consulted and had decided not to comment, it was also stated that fire safety was covered by legislation outside of planning and that the application was for temporary consent.</p> <p>It was agreed that the application be <b>APPROVED</b> subject to the following conditions:</p>

1. This permission shall enure for the benefit of a boxing club/gymnasium only and shall not enure for the benefit of the ground and first floors of No.6 Canon Street. On the 31<sup>st</sup> December 2023 the use shall be discontinued and the second floor of the building shall be reinstated to its former use.
2. The use hereby permitted shall not be open to the public before 0700 hours or remain open to the public after 2100 hours on Mondays to Sundays including and on recognised public holidays expect for Christmas Days and Boxing Days when it shall be closed.
3. The premises shall be used only for a boxing club/gymnasium and for no other purpose whatsoever (including any other purpose in Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any statutory instrument revoking and re-enacting that Order with or without modification).

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

*(Voting: For 5, Against 2, Abstain 1)*

*The application was therefore*  
**APPROVED**

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.4 Full Application: First floor front extension, single storey side extension, two storey and single storey rear extension at 7 Whitby Close Kettering for Mr N Isaac</p> <p>Application No: KET/2020/0022</p> <p><u>Speaker:</u></p> <p>None</p>	<p>Members received a report about a proposal for which planning permission was being sought for a two-storey side and rear extension and single storey rear extension (with parapet roof) to provide an enlarged kitchen with additional utility and replacement sitting room to ground floor, and fourth bedroom and en-suite to first floor.</p> <p>It was stated to members that in response to officer comments an alternative proposal has been submitted which retained a single storey (with lower hipped roof) and two storey extension to the rear but reduced the height of the side extension to single storey. A first-floor extension was also proposed to the front elevation above the existing garage/hallway projection.</p> <p>Members then 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 <b>APPROVED</b> subject to the following conditions:</p>

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.
2. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match, in type, colour and texture, those on the existing building.
3. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no additional openings permitted by Schedule 2, Part 1 Classes A, B or C shall be made in the first floor north elevation and roof plane or ground floor and first floor south elevation and roof planes of the building.
4. The window serving the bathroom located in the first floor north elevation shall only be glazed with obscure glass (no less than privacy level 5 Pilkington Standard, or equivalent) and be top opening design only and non-opening below 1.7m above finished floor levels and shall be permanently retained in that form thereafter.
5. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details listed below.



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

*(Voting: For 7, Against 0, Abstain 1)*

*The application was therefore*  
**APPROVED**

**20.PC.19.6**      **KET/2020/0187**

*(Having declared an interest in the following item, Councillor Rowley vacated his position on the committee)*

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.6 Full Application: Single storey front extension to dog kennels building at Cobley Lodge Farm, Corby Road, Little Oakley for Mr J Harker, Harkers Barkers</p> <p>Application No: KET/2020/0187</p> <p><u>Speaker:</u></p> <p>None</p>	<p>Members received a report about a proposal for which planning permission was being sought to construct a single storey extension to the front (north-east) elevation of the Harkers Barkers Dog Kennel building that currently exists. The proposed extension would have measured 10.4m by 5.3m with a maximum height of 5.5m to match that of the building it will attach to. The proposed extension was to house a reception area, WC and a grooming area and would connect to the existing kennel reception and food preparation area.</p> <p>Members then 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 <b>APPROVED</b> subject to the following conditions:</p>

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.
2. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match, in type, colour and texture, those on the existing building.
3. No more than 40 (forty) dog boarding kennels shall be provided on this site.
4. The hereby permitted building extension shall only be used for dog grooming, waiting/reception area, toilet and kitchen purposes.

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

*(Voting: For 7, Against 0)*

*The application was therefore*

**APPROVED**

*(Councillor Rowley re-joined the committee)*

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.7 Full Application: Demolition of garage and erection of 1 no. dwelling at 82 Kingsley Avenue, Kettering for Mrs B Graham</p> <p>Application No: KET/2020/0197</p> <p><u>Speaker:</u></p> <p>None</p>	<p>Members received a report about a proposal for which planning permission was being sought to construct a two-storey detached dwelling house.</p> <p>Members were informed that this application was a revised design of the approved consent KET/2019/0750, which enlarged bedroom 3 and reconfigures the internal layout.</p> <p>Members raised concerns regarding the size of the proposed development stating that it was overlooking and overdevelopment. Parking concerns were also raised by members. It was clarified to members that planning permission had already been approved for the proposed development and that it was the revised designs that were being looked at.</p> <p>It was agreed that the application be <b>APPROVED</b> subject to the following conditions:</p>

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.
2. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details listed in the table below.
3. 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.
4. Demolition or construction shall not occur other than between the hours 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.
5. The external facing and roofing materials hereby approved shall be in accordance with the submitted details stated within the Design and Access Statement KET/2020/0197/3 received on 26/03/2020 specifically:
  - Facing brick - Ibstock Western Red
  - Roof tiles - Redland Mini Stonewold - Tudor Brown

- uPVC casement windows in white

6. 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, B, C, D or E of Part 1 of Schedule 2 of the Order shall be erected, constructed or made on the application site.
7. In accordance with the details shown on the approved plan 19/M357/20a dated 24/04/2020 the windows to the first floor bathroom and ground floor WC on the southwest side elevation and the window to the first floor ensuite on the northeast front elevation of the dwelling hereby approved, shall be glazed with obscured glass and thereafter shall be permanently retained in that form.
8. The development shall not be carried out other than in accordance with the approved details within the Energy Statement KET/2020/0197/1A received on 24/04/2020
9. The developer shall put in place systems to ensure that all operational vehicles arriving at or leaving the site are appropriately sealed or covered, to prevent any material spillage, wind blow and odour nuisance and be cleansed of debris. Any debris deposited on the adopted highway (maintainable at public expense) during construction is to be removed and the highway cleansed.
10. The fencing hereby approved shall be 1.8 m high close boarded feather edge fencing in accordance with the details shown on 19/M357/20a received on 24/04/20 and will be erected along the southwest boundary. The dwelling shall not be occupied until the approved scheme has been fully implemented in accordance with the approved details and shall be permanently maintained in that form.

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

*(Voting: For 5, Against 3)*

*The application was therefore*  
**APPROVED**

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

*(The meeting started at 6.00 pm and ended at 8.00 pm)*

*Signed.....*

*Chair*