

BOROUGH OF KETTERING

PLANNING COMMITTEE

Meeting held: 29th July 2020

Present: Councillor Ash Davies (Chair)
Councillors Linda Adams, Mark Dearing, Scott Edwards,
Clark Mitchell, Jan O'Hara, Cliff Moreton, Greg Titcombe,
Lesley Thurland

20.PC.25 **APOLOGIES**

Apologies for absence were received from Councillors Shirley Stanton and Mark Rowley.

It was noted that Councillors Scott Edwards and Mark Dearing were acting as substituted for Councillors Shirley Stanton and Mark Rowley.

20.PC.26 **MINUTES**

RESOLVED that the minutes of the meetings of the Planning Committee held on 10th June 2020 be approved as a correct record

20.PC.27 **DECLARATIONS OF INTEREST**

None

20.PC.28 **ANY ITEMS OF BUSINESS THE CHAIR CONSIDERS TO BE URGENT**

None.

20.PC.29 **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. Four 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:-.

20.PC.29.1 KET/2019/0711

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.1 Full Application: Change of use from agricultural land to 8 pitch residential caravan site with 2 no. caravans per pitch, including 8 no. utility buildings, hardstanding and access at Cransley Road (land north east of), Loddington for Mr J Delaney</p> <p>Application No: KET/2019/0711</p> <p><u>Speaker:</u></p> <p>Councillor Jim Hakewill attended the meeting and addressed the committee as Ward Councillor for the proposed development stating that an additional rejection reason could be used in the form of Policy 10 within the 1995 local plan.</p>	<p>Members received a report which sought Committee approval to agree that Officers could argue the following as an additional reason for refusing planning application KET/2019/0711 at the forthcoming public inquiry:</p> <p><i>The development harms the character and appearance of the landscape and is thereby in conflict with Policies 3 and 31 of the North Northamptonshire Joint Core Strategy.</i></p> <p>It was confirmed to members that policy 10 had been considered and where necessary would make use of the refusal reason where appropriate.</p> <p>Members agreed that the proposed wording was satisfactory and saw no issue with approving the report as per the officer's recommendation i.e. that the additional reason could be argued as part of the Council's appeal case.</p> <p>It was agreed that the recommendation be APPROVED</p>

(Members voted on the officers' recommendation)

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

The recommendation was therefore
APPROVED

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.3 Full Application: Replacement of 9 no. windows and 1 no. door at 1 Little Oakley, Corby for Mr J Riding-Felce</p> <p>Application No: KET/2020/0042</p> <p><u>Speaker:</u></p> <p>James Riding-Felce attended the meeting and addressed the committee as the applicant for the proposed development stating that a number of existing windows were broken and deformed in places which allowed water into the property and allowed heat to escape. The problems also posed a significant security risk. The proposed higher grade UPVC will be more energy efficient whilst also matching the character of local properties.</p>	<p>Members received a report about a proposal for which full planning permission was being sought for the replacement of 9 x no. windows and 1 x no. front</p> <p>The Planning Officer addressed the committee and provided an update which stated that an additional condition was to be added requiring a sample window frame being submitted before installation.</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 APPROVED subject to the following conditions:</p>

1. The works to which this consent relate shall be begun before the expiration of 3 years from the date of this consent.
2. The development hereby permitted shall not be carried out other than in accordance with the approved (amended) plans and information detailed below.
3. All work to install the proposed windows and door shall utilise existing openings and surrounds, window frames shall be recessed in the openings to match existing arrangement and no additional cill added to the frame.
4. sample window frame being submitted before installation.

(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: One carbon neutral dwelling with garage and associated landscaping at 135 Barton Road (land to rear), Barton Seagrave for Mr M Telford</p> <p>Application No: KET/2020/0255</p> <p><u>Speaker:</u></p> <p>Catherine Telford attended the meeting and addressed the committee as the applicant for the proposed development stating that the application represented a carbon neutral property that had a modern design concept which was in keeping with the character of the surrounding area.</p>	<p>Members received a report about a proposal for which planning permission was being sought for for a single two storey 4-bed dwelling with render to the ground floor external walls and the first-floor clad in a fibre cement vertical board system under a mono-pitched steel profiled roof and solar panels. A matching garage was also proposed.</p> <p>It was reported that the application has been supported by 'Passivhaus Options Report' which outlines the thermal and energy efficiency credentials that the proposal could achieve.</p> <p>Members raised questioned why the dwelling had been recommended for refusal despite there being no objections from neighbouring properties. Members also encouraged approval of the property due to its eco-friendly nature.</p> <p>Following debate it was proposed by Councillor Edwards and seconded by Councillor O'hara that the application be approved contrary to the officers recommendation and that conditions for the approved application be delegated to officers.</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 hereby permitted shall be carried out in accordance with the approved Passivhaus Options Report (E2378 - 301 Options Report V1.0 Nov 2018 Rev B) compiled by Eco Design Consultants.
4. 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.

5. 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.

(Members voted on the motion to approve the application)

(Voting: For: 6, Against: 1, Abstain: 1)

The application was therefore
APPROVED

20.PC.29.4 KET/2019/0797

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.2 Full Application: Remove conifers and replace with 2m high concrete post, gravel board and feathered edge fence panel at 22 Bracken Close, Kettering for Mr R Munton</p> <p>Application No: KET/2019/0797</p> <p><u>Speaker:</u></p> <p>None</p>	<p>Members received a report about a proposal for which permission was being sought for Removal of conifer hedge and erection of a 2m high fence to the side boundary of No22 Bracken Close.</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 fence shall be stained dark brown unless details of any alternative colour to be used 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.

(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>*5.4 Full Application: 6 no. one bedroom flats at 175a Beatrice Road (garages adj to), Kettering for Mrs J Pettit Mind</p> <p>Application No: KET/2020/0043</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 demolition of the existing garages and the erection of 6 no. one bed flats in two blocks.</p> <p>Members requested that a condition be included which imposed that required gates to be provided across the access due to safety and wellbeing concerns about the future occupants</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 APPROVED subject to the following conditions:</p>

1. This permission shall enure for the benefit of the registered charity 'Kettering Mind' (Charity Number: 1069373, Company Number: 3530098 only and shall not enure for the benefit of the land, and the use hereby permitted shall be discontinued on the date when 'Kettering Mind' ceases to have control over the tenancies for the occupation of the flats hereby approved.
2. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.
3. No demolition, construction, deliveries of plant and materials for construction shall occur outside of the following times. 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.
4. Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts A to D have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition D has been complied with in relation to that contamination.

A. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it

originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11 (or any model procedures revoking and replacing those model procedures with or without modification)'.

B. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

D. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition A, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition B, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition C.

5. 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.
6. No development above building slab level shall commence on site until a scheme for boundary treatment and details of the materials to be used for hard and paved surfacing have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme for boundary treatment has been fully implemented and the approved surfacing has been completed in accordance with the approved details.
7. No development above building slab level shall commence on site until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping which shall specify species, planting sizes, spacing and numbers of trees and shrubs to be planted and details of any works to existing trees or landscaping within or overhanging the application site. The approved scheme shall be carried out in the first planting and seeding seasons following the occupation of the building. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
8. The first-floor window on the northern (rear) elevation (Flat 4) shall be glazed with obscured glass and thereafter shall be permanently retained in that form.
9. Flat 1 shall have permanent access to the garden to north/rear of No. 175 Beatrice Road as shown drawing number 3124.13.03 F received by the Local Planning Authority on 17th March 2020.
10. Prior to the first occupation of the development the hereby approved bin stores shall be provided and thereafter permanently retained in that form.
11. Prior to the first occupation of the development hereby approved, details of a covered and secure bicycle store shall be submitted to the local planning authority. The approved details shall be carried out and thereafter be permanently retained in that form.
12. Any gates provided at the point of access shall be set back a distance of 5.5 metres from the edge of the vehicular carriageway of the adjoining highway and shall be hung so as to open inwards into the site only.
13. Prior to the first occupation of the development hereby approved, details of a set of gates at the point of access, set back a distance of 5.5 metres from the edge of the vehicular carriageway of the adjoining highway and hung so as to open inwards into the site only, shall be submitted to and approved in writing by the local planning authority. The approved details shall be fully implemented prior to first occupation and thereafter be permanently retained in that form

(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>*5.5 Full Application: Creation of swimming pool. At The paddocks, Rushton Road, Pipewell for Mr Nelson, C/O Mr M Collins</p> <p>Application No: KET/2020/0060</p> <p><u>Speaker:</u></p> <p>Anne Barton submitted written statement as a third party objector to the proposed development which stated that the application was a encroachment onto agricultural land and the it would have a unacceptable and detrimental impact including privacy and security.</p>	<p>Members received a report about a proposal for which planning permission was being sought to construct a swimming pool on the eastern elevation of the property 10 metres in length by 5m in width.</p> <p>Any external Pump House equipment was to be housed next the existing greenhouse. The proposed Gazebo had been removed.</p> <p>The Planning Officer addressed the committee and provided an update which stated that an additional objection had been received which in summary stated</p> <ul style="list-style-type: none"> - The application was to be heard at full planning committee. - The application was an intrusion into the open countryside. -The application was outside the residential curtilage of the main dwelling house. <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 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 development above building slab level shall commence on site until details of the types and colours of all external 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.

(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>*5.6 Full Application: Conversion of ground and first floor club to 5 no. flats at Jasper's Bar, Meeting Lane, Kettering for Mrs C Craig</p> <p>Application No: KET/2020/0074</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 convert the existing property to provide five flats with the flat on the second floor being retained, the proposal would have included an internal bin store and cycle stores.</p> <p>Members raised concerns regarding the lack of parking provision with the proposed development and also raised concerns regarding lack of amenity space and overdeveloping nature of the application</p> <p>Following debate it was proposed by Councillor Edwards and seconded by Councillor Thurland that the application be refused due to the overdevelopment of the proposal site and due to the detrimental effect on residential amenity.</p> <p>It was agreed that the application be REFUSED for the following reasons</p>

1. The proposal would result in overdevelopment of the site by reason of the number of units, internal layout and insufficient amenity space and would constitute an unsatisfactory form of development that offers poor living conditions and amenities for future occupiers and as such is contrary to Policy 8 of the North Northamptonshire Joint Core Strategy and Section 12 of the National Planning Policy Framework.
2. The development lacks any parking and provides for minimal cycle storage which will not adequately meet the needs of the future occupiers and will be detrimental to their quality of life contrary to Policy 8 of the North Northamptonshire Joint Core Strategy and Section 12 National Planning Policy Framework
3. The development is unacceptable in respect of public safety including that the development fails to adequately design out crime and has not sufficiently demonstrated that there is adequate access for fire tenders and there is no fire risk to future occupiers. The development is therefore contrary to Policy 8 of the North Northamptonshire Joint Core Strategy and Sections 8 and 12 of the National Planning Policy Framework

(Members voted on the motion to refuse the application)

(Voting: For: 6, Against 1, Abstain:1)

The application was therefore

REFUSED

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.7 Full Application: Change of use from dwelling (C3) to 7 bedroom 7 person HMO (sui generis) at 149 London Road for Mr P Ambler</p> <p>Application No: KET/2020/0167</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 change of use of the building into a 7 bedroom House in Multiple Occupation for the occupation of up to 7 no. persons and comprised 7 no. single occupancy bedrooms. Five of the bedrooms would've had en-suite bathrooms and there would be one communal bathroom on the first floor and a communal toilet on the ground floor. The proposal included a communal kitchen with seating area and a separate communal dining area.</p> <p>The Planning Officer addressed the committee and provided an update which stated that an additional neighbour objection (now a total of three) had been received on this application. This is also concerned with parking and the impact on visibility when exiting their property on London Road and visibility for pedestrians crossing the road.</p> <p>Members raised concerns regarding the lack of parking associated with the proposed development and also stated that there was a high density of residential dwellings in the surrounding area.</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. Prior to the first occupation of the use hereby permitted a detailed plan showing cycle store(s) with space for at least one cycle per bedroom shall be submitted to and approved in writing by the Local Planning Authority. The cycle store(s) shall be provided prior to first occupation of the use hereby approved. The development shall not be carried out other than in accordance with the approved details and such provision shall be permanently retained at all times thereafter and kept available for such purposes in perpetuity.
4. Prior to the first occupation of the use hereby approved details of the refuse storage area shall be 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 such provision shall be permanently retained and kept available for such purposes in perpetuity.

5. 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.

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

(Voting: For: 4, Against: 3, Abstain: 1)

The application was therefore

APPROVED

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.9 Full Application: Single storey rear extension with pitched roof and velux windows at 69 Queen Street, Desborough for Mrs C Owen</p> <p>Application No: KET/2020/0326</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 single storey rear extension to provide a larger kitchen.</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 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 extension hereby permitted shall match, in type, colour and texture, those on the existing building.

(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 6.00 pm and ended at 8.45 pm)

Signed.....

Chair