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**North  
Northamptonshire  
Council**

**Meeting:** North Northamptonshire Area Planning Committee (Kettering)  
**Date:** Thursday 5<sup>th</sup> May 2022  
**Time:** 7:00 pm  
**Venue:** Municipal Offices, Bowling Green Road, Kettering, Northants, NN15 7QX


**PLEASE NOTE: This meeting will be available for the public to view live at the Democratic Services North Northants YouTube channel:**  
[https://www.youtube.com/channel/UCcH\\_JAaHaMtqHDeMQEVXi2g](https://www.youtube.com/channel/UCcH_JAaHaMtqHDeMQEVXi2g)

To members of the North Northamptonshire Area Planning Committee (Kettering)

Councillors Mark Rowley (Chair), Cedwien Brown (Vice-Chair), Carter, Dell, Fedorowycz, Jelley, Prentice, Smyth and Thurland

Substitute Members : Councillors Henson, Marks, Tebbutt, Hakewill and Tubbs

<b>Agenda</b>			
<b>Item</b>	<b>Subject</b>	<b>Officer Presenting Report</b>	<b>Page No</b>
01	Apologies for non-attendance		-
02	Members' Declarations of Interests		-
03	Minutes of the meeting held on 31 <sup>st</sup> March 2022		5 - 10
<b>Items requiring a decision</b>			
04	Applications for planning permission, listed building consent and appeal information*  I) <b>KET/2020/0303:</b> Outline Application: Outline: Erection of an industrial manufacturing and warehouse building (Use Class B2 and B8) together with ancillary office accommodation and associated access	Planning Officer	11 - 48

	II) <b>NK/2022/0084:</b> Full Planning Permission: One and a half storey rear extension, additional window on gable ends/ground floor East elevation and rooflight to front. Outbuilding	Planning Officer	49 – 58
<b>Items to note</b>			
05	Delegated officers report None		
<b>Exempt Items</b>			
06	None Notified		
07	Close of Meeting		
	Adele Wylie, Monitoring Officer North Northamptonshire Council    <b>Proper Officer</b> <b>26<sup>th</sup> April 2022</b>		

\*The reports on this agenda include summaries of representations that have been received in response to consultation under the Planning Acts and in accordance with the provisions in the Town and Country Planning (Development Management Procedure) Order 2015.

This agenda has been published by Democratic Services.

Committee Administrator: Callum Galluzzo

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ITEM	NARRATIVE	DEADLINE
Members of the Public Agenda Statements	Requests to address the committee must be received by 12 Noon on the day before the meeting. Speakers will be limited to speak for 3 minutes.	12 Noon Wednesday 4 May 2022
Member Agenda Statements	A request from a Ward Councillor must be received by 12 Noon on the day before the meeting. The Member will be limited to speak for 5 minutes.	12 Noon Wednesday 4 May 2022

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## **Minutes of a meeting of the Area Planning Committee Kettering**

At 7.00 pm on Thursday 31st March, 2022 in the Council Chamber, Municipal Offices, Bowling Green Road, Kettering, NN15 7QX

### **Present:-**

#### Members

Councillor Mark Rowley (Chair)  
Councillor Robin Carter  
Councillor Dez Dell  
Councillor Ian Jelley  
Councillor Paul Marks

Councillor Elliot Keith Prentice  
Councillor Joseph John Smyth  
Councillor Kevin Thurland

#### Officers

Troy Healey	Development Services
Louise Holland	Development Services
Richard Marlow	Development Services
Nigel Bell	Legal Representative
Callum Galluzzo	Democratic Services

### **97 Apologies for non-attendance**

Apologies for absence were received from Councillor Joseph Smyth.

### **98 Members' Declarations of Interests**

None

### **99 Minutes of the meeting held on 3rd March 2022**

RESOLVED that the minutes of the meeting of the Area Planning Committee (Kettering) held on 3<sup>rd</sup> March 2022 be approved as a correct record.

### **100 Applications for planning permission, listed building consent and appeal information\***

The Committee considered the following applications for planning permission, which were set out in the Development Control's Reports and supplemented verbally and in writing at the meeting. Three 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>*4.1 Approval of Reserved Matters: Appearance, landscaping, layout and scale in respect of KET/2017/1019, development of up to 135 no. dwellings at Buxton Drive (land off), Desborough for A Bamber &amp; M Bates Central England Co-operative Ltd &amp; HBH Developments Ltd</p> <p>Application No: NK/2021/0237</p> <p><u>Speaker:</u></p> <p>Carl Scott attended the meeting and addressed the committee as the agent on behalf of the applicant stating that the application represented a broad housing mix with 30% being affordable homes. The proposed development was not intrusive to the landscape and was reflective on existing residential areas.</p>	<p>Members received a report about a proposal for which reserved matters approval was being sought for the appearance, landscaping, layout and scale in respect of application KET/2017/1019 for the development of 135 no. dwellings.</p> <p>Members sought to clarify the existing wildlife corridor as well as the proposed drainage scheme to ensure it was sufficient to sustain the development.</p> <p>It was heard that as part of the proposed development the tree line was to be retained and that the lead local flood authority had scrutinised and approved of the proposed drainage scheme.</p> <p>Members agreed that the application was satisfactory and raised no objection in contrary to the officers recommendation to approve the application</p> <p>Following debate it was proposed by Councillor Marks and seconded by Councillor Carter that the application be approved in line with the officer's recommendation.</p> <p>It was agreed that the application be <b>APPROVED</b> subject to the following conditions:</p>

1. No development above slab level shall commence until details of the footpath along the southern boundary of the site has been submitted to and approved by the Local Planning Authority, the details shall include the exact route in relation to the adjacent houses, the width and surfacing of the path. The development shall be carried out in accordance with the approved details.
2. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details listed below.
3. No development shall commence above slab level until a lighting scheme has been submitted to and approved by the Local Planning Authority. The lighting scheme shall include both adopted and unadopted areas (private drives) and

shall include the details of the lights with a lux plan to show any lighting spillage. The development shall be carried out in accordance with the approved details.

4. The dwellings hereby permitted shall not be occupied until details of the appearance and internal arrangement of the garden sheds has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

*(Voting: Unanimous)*

*The application was therefore*

**APPROVED**

<u>Proposed Development</u>	<u>Decision</u>
<p>*4.2 Full Planning Permission: Change of use from C4 6 no. bed HMO to sui generis 7 no. bed HMO at 31 The Grove, Kettering for Mr P Ambler Auxilium Homes</p> <p>Application No: NK/2012/1002</p> <p><u>Speaker:</u></p> <p>Cllr Maggie Don attended the meeting and addressed the committee as a representative of Kettering Town Council. Cllr Don raised concerns regarding parking issues and the detrimental impact the proposed development would have on neighbouring properties.</p> <p>Alan Jones attended the meeting and addressed the committee as the agent on behalf of the applicant stating that the proposed development was a high quality and well managed development that would allow for several residents. The applicant would have no material intensification and no detrimental increase in activity at the property.</p> <p>Members asked questions of clarification with regards to property checks and movement of bins. It was heard that the residents are responsible for the bins on a rota basis.</p>	<p>Members received a report about a proposal for which full planning permission was being sought for the change of use from C4 6 no. bed HMO to sui generis 7 no. bed HMO.</p> <p>Members raised concerns regarding the potential detrimental impact on neighbouring properties that the proposed development would have. Members also highlighted the number of HMOs within the same area.</p> <p>Following debate it was proposed by Councillor Smyth and seconded by Councillor Jelley that the application be approved in line with 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 development hereby permitted shall not be carried out other than in accordance with the approved plans and details listed below.
3. Prior to the occupation of the development hereby permitted details of cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle storage shall be provided before the occupation of HMO and retained as approved thereafter.
4. No more than seven residents shall live at the property at any one time.



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

*(Voting: For 4, Against 3)*

*The application was therefore*  
**APPROVED**

**103 Delegated Officers Report**

None

**104 Exempt Items**

None

**105 Close of Meeting**

The meeting closed at 7.40 pm

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Chair

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Date

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## North Northamptonshire Area Planning (Kettering) Committee 05/05/2022

<b>Application Reference</b>	KET/2020/0303
<b>Case Officer</b>	Natalie Westgate
<b>Location</b>	Weekley Wood Avenue (land at), Kettering
<b>Development</b>	Outline Application: Outline: Erection of an industrial manufacturing and warehouse building (Use Class B2 and B8) together with ancillary office accommodation and associated access
<b>Applicant</b>	I M Kelly Holdings Limited & The Buccleuch Estates Limited
<b>Agent</b>	Mr C Carlisle Decorum Estates Limited
<b>Ward</b>	Queen Eleanor and Buccleuch
<b>Overall Expiry Date</b>	01/09/2020
<b>Agreed Extension of Time</b>	31/03/2021

All plans and documents can be viewed using the application reference number at <https://www.kettering.gov.uk/planningApplication/search>

### List of Appendices

**Appendix A – Previous Committee report of 26/08/2021**

### Scheme of Delegation

This application is brought to committee because it falls outside of the Council's Scheme of Delegation due to the number of material objections to the proposals.

This is an update report following the application's deferral by Members from the Kettering Area Planning Committee on 26 August 2021. The update report focuses on the reasons for deferral. The original officer's report to Committee is included as Appendix 1 – where matters and the officer's assessment has not changed Members will be signposted to the previous report.

## 1. Recommendation

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- 1.1 That planning permission be GRANTED subject to conditions and the completion of a Section 106 Legal Agreement within **4 months** of the date of committee (unless agreed otherwise with Officers).
- 1.2 That should the Section 106 Legal Agreement not be completed by the above date that it be delegated to Officers to REFUSE planning permission.

## 2. The Proposal

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- 2.1 **Outline:** Erection of an industrial manufacturing and warehouse building (Use Class B2 and B8) together with ancillary office accommodation and associated access.
- 2.2 **This application is for outline planning consent with access only to be determined at this outline stage. All other matters are reserved for later approval.**
- 2.3 Refer back to Appendix 1 Previous Committee Report.

## 3. Site Description

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- 3.1 Refer back to Appendix 1 Previous Committee Report.

## 4. Relevant Planning History

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- 4.1 Refer back to Appendix 1 Previous Committee Report.

## 5. Consultation Responses

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A full copy of all comments received can be found on the Council's website at:  
<https://www.kettering.gov.uk/planningApplication/search>

Refer back to Appendix 1 Previous Committee Report for all previous comments and objections received.

- 5.1 NNC Ecology  
No objection. The site has already been cleared and levelled under application KET/2017/0253.

Further comments have been received since the Planning Committee on 26 August 2021 as follows:

***'Re: 2021 Preliminary Ecological Appraisal***

*As explained in my 17 Nov 2021 consultation response, I found the October 2021 PEA (ML Ecology Surveys & Solutions) to be acceptable and was satisfied that no further surveys were required at the time. The survey is still within the 2-3 year validity period set out in industry guidance and does not need to be updated.*

**Re: Biodiversity Net Gain (BNG)**

*The application site includes 0.09 ha of land which was not included in the approved 2017 plans therefore its compensation is not secured in the s.106 agreement for KET/2017/0253. Due to the small size it was considered that compensation might be possible through the soft landscaping on the wider KET/2020/0303 application site.*

*The 'Defra 3.0' BNG metric was used to calculate that the 0.09 ha represented approximately 0.54 lost biodiversity units. The agent confirmed that SUDS were not planned, therefore the entire area of soft landscaping (approximately 0.13 ha) was available to deliver compensation. Planting a 'medium distinctiveness' grassland would deliver 0.87 biodiversity units, resulting in a 12-13% increase on the current baseline of bare ground. It was recommended that a tussock mix be used as it would deliver the species richness required and once established would require very little if any maintenance. The agent confirmed by email on 21 March 2022 that this was considered a sensible approach.*

**Re: Conditions**

*Two conditions are recommended: a detailed soft landscaping plan which would secure the delivery of the compensation grassland, and a Landscape and Ecological Management Plan (LEMP) which would secure its appropriate ongoing management. In my view the soft landscaping plan should be required pre-commencement, however the LEMP could be pre-occupation. I would suggest the following wording:*

*Prior to commencement of the development a scheme of landscaping which shall specify species, planting sizes, spacing and numbers of trees and shrubs to be planted and any existing trees to be retained shall be submitted to and approved by the Local Planning Authority. It must deliver a minimum of 0.8 biodiversity units. The approved scheme shall be carried out in the first planting and seeding seasons following the occupation of the building, unless these works are carried out earlier. Any newly approved trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.*

*REASON: To improve the appearance of the site in the interests of visual amenity and ensuring net gain is delivered for the habitat lost to the access in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.*

*Prior to occupation of the development, a landscape and ecological management plan (LEMP) shall be submitted to, and be 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 organization 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 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.*

*REASON: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal public, nature conservation or historical significance in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.'*

## **6. Relevant Planning Policies and Considerations**

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- 6.1 Statutory Duty  
Planning law requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 6.2 National Planning Policy Framework  
Section 1: Building a strong, competitive economy  
Section 4: Promoting sustainable transport  
Section 7: Requiring good design
- 6.3 North Northamptonshire Joint Core Strategy (JCS) (2016)  
Policy 3: Landscape Character  
Policy 4: Biodiversity and Geodiversity  
Policy 5: Water Environment, Resources and Flood Risk Management  
Policy 6: Development on brownfield land and land affected by contamination  
Policy 8: North Northamptonshire Place Shaping Principles  
Policy 11: The Network of Urban and Rural Areas  
Policy 15: Well-connected towns, villages and neighbourhoods  
Policy 22: Delivering Economic Prosperity  
Policy 36: Land at Kettering North
- 6.4 Site Specific Part 2 Local Plan (2021) – adopted 1 December 2021  
Policy EMP1 – Safeguarding Employment Land  
Policy NEH2 – Borough Level Green Infrastructure Network
- 6.5 Since the Committee in August 2021 the Site Specific Part 2 Local Plan for the Kettering Area has been adopted on 1 December 2021 and all saved Policies from the 1995 Local Plan for Kettering Borough have been superseded and no longer form part of the Development Plan.

- 6.6 The saved local plan policy for Kettering Policy 58: Employment within Towns previously cited in the committee report (Section 6 of appendix 1) is no longer relevant to this application.

## **7. Evaluation**

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The key issues for consideration are:

- Context
- Clarification on Site Area
- Masterplan and Policy Context
- Ecological Mitigation
- Ecology Assessment

### **7.1 Context**

- 7.1.1 The application was deferred from Planning Committee on 26 August 2021 for the following reasons:

- (1) To seek a masterplan for the wider land allocation of Land at Kettering North (as detailed in Policy 36 of Joint Core Strategy)
- (2) To seek an increase in the amount of ecological mitigation as part of the planning application.
- (3) To request an up-to-date ecological assessment.

### **7.2 Clarification on Site Area**

- 7.2.1 The application site includes an additional 0.09 hectares when compared to the site area for the approved scheme KET/2017/0253 which related to the site's clearance/levelling and secured ecological mitigation (via a S106). The additional 0.09ha covers the proposed access which forms part of this outline proposal.

### **7.3 Masterplan and Policy Context**

- 7.3.1 Only a minimal part of the application site (approximately 4%) lies within the Policy 36 allocation and area to be master-planned under Policy 36 of the Joint Core Strategy. The Joint Core Strategy was adopted in 2016. Since that time the Site Specific Part 2 Local Plan for the Kettering Area has been adopted.

- 7.3.2 The site is located within a Safeguarded Employment Area defined in the Kettering Site Specific Part 2 Local Plan. There is a small strip on the northern section of the site which is outside the safeguarded employment area. Policy EMP1 states *'The following employment areas, identified on the policies map, will be safeguarded for Business (including offices, research, and light industry), B2 (General Industry) and B8 (Storage or Distribution) uses in accordance with JCS Policy 22 (criterion c): • North Kettering Business Park'*. The policy goes on to state *'Immediately adjacent to safeguarded employment areas, extensions to enable an existing business to expand or modernise, will be assessed taking into account the degree of conflict with policies which seek to protect the open countryside and local area and the potential benefits which would arise. Where such proposals are acceptable, masterplans/development briefs will be encouraged where appropriate'*.

- 7.3.3 The plan and its policies were adopted at the end of 2021. Therefore it is clear that in terms of policy an employment use/development is acceptable in principle. The current application is in outline form and only seeks permission for the principle and for access. All other matters are reserved.
- 7.3.4 The overriding policy context is that the site is suitable and appropriate for employment use.
- 7.3.5 IM Kelly have confirmed that they cannot progress a masterplan for the wider North Kettering allocation as it not within their ownership or control. It would be unreasonable and unenforceable to seek a masterplan for this application which complies with the area's recently adopted Part 2 Local Plan in terms of the use proposed.
- 7.3.6 There is a live application which is wholly within the masterplan site **(KET/2020/0121) and that application includes a proposed masterplan** for the wider site area of Land at Kettering North (Policy 36 of the JCS). This masterplan and the application (KET/2020/0121) have recently been amended and these amendments are currently out for reconsultation. A masterplan is therefore coming forward alongside the most appropriate site area. Importantly approval of the IM Kelly scheme will not prejudice that wider masterplan; it is not considered that the delivery of the proposed development would prejudice in any way the delivery of a master-planned Kettering North.

## 7.4 Ecological Mitigation

- 7.4.1 The National Planning Policy Framework (July 2021) paragraph 174 (d) states '*Planning policies and decisions should contribute to and enhance the natural and local environment by... minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures*'.
- 7.4.2 The Environment Act came in force on 9 November 2021. Part 6 paragraphs 98-101 relate to biodiversity net gain in planning. Schedule 14 of the Act '*makes provision for biodiversity gain to be a condition of planning permission in England*'. Schedule 14 paragraph 1 (1) states that '*this Schedule makes provision for grants of planning permission in England to be subject to a condition to secure that the biodiversity gain objective is met*'. Paragraph 2 (3) of Schedule 14 sets the required net gain percentage at 10%. Although the Environment Act 2021 has now been passed, secondary legislation is required for it to be implemented. Therefore, the 10% biodiversity net gain requirement set out in the Act is not yet law and is not yet applicable to applications and appeals.
- 7.4.3 Joint Core Strategy Policy 4 seeks biodiversity net gain and states '*A net gain in biodiversity will be sought and features of geological interest will be protected and enhanced through:*
- a) *Protecting existing biodiversity and geodiversity assets by:*
    - i *Refusing development proposals where significant harm to an asset cannot be avoided, mitigated or, as a last resort, compensated. The weight*



*accorded to an asset will reflect its status in the hierarchy of biodiversity and geodiversity designations;*

- ii Protecting key assets for wildlife and geology, in particular the Upper Nene Valley Gravel Pits Special Protection Area and Ramsar Site, from unacceptable levels of access and managing pressures for access to and disturbance of sensitive habitats;*
- iii Protecting the natural environment from adverse effects from noise, air and light pollution;*
- iv Where appropriate requiring developments to provide or contribute to alternative green infrastructure (Policy 19); and*
- v Ensuring that habitats are managed in an ecologically appropriate manner.'*

7.4.4 Paragraph 174 of the National Planning Policy Framework and Joint Core Strategy Policy 4 both seek a net gain in biodiversity without identifying a specific percentage.

7.4.5 Since the Planning Committee on 26 August 2021, there has been discussion between the Council's ecological consultant and the agent regarding ecological assessment of the site including biodiversity net gain and additional ecological mitigation for the additional 0.09 hectares of land which was not mitigated for in the 2017 consent (as this scheme includes additional land for the access).

7.4.6 Biodiversity compensation/mitigation for the majority of the site was assessed and secured under the previous application *KET/2017/0253*. This cannot be revisited through this planning application. The site is however 0.09ha larger so mitigation can legitimately be required for that. Due to the small increase in size it was considered that compensation might be possible through soft landscaping on the site. The Council's Ecologist is content this can be provided on site through soft landscaping and a Landscape and Ecological Management Plan (LEMP) which can be secured through the recommended planning conditions (landscaping is a reserved matters). A soft landscaping plan would secure the delivery of the compensation grassland and a Landscape and Ecological Management Plan (LEMP) would secure its appropriate ongoing management. A net gain, against the 0.09ha and current baseline, could be achieved which is policy compliant.

## **7.5 Ecology Assessment**

7.5.1 Following deferral of the application, the agent submitted a Preliminary Ecological Appraisal in October 2021 (which was published on the Council's website under the planning application reference). This included a habitat survey and protected species survey. The conclusion was there was a likely low impact on protected species and low wildlife interest at the site. The only species present was woodpigeon, magpie and carrion crow which are of low conservation concern. The report concluded 'Measures should ideally include a stand off from the grassland habitats bordering the application site, along with planting native species perimeter hedgerows and/or native species landscaping.' The Council's Ecologist found the report acceptable and was satisfied that no further surveys were required at the time. The survey is still within the 2-3 year validity period set out in industry guidance and does not need to be updated further.

## 8. Other Matters

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- 8.1 Refer back to Appendix 1 Previous Committee Report for the officers' assessment and conclusions of key matters which has not changed since.

## 9. Conclusion / Planning Balance

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- 9.1 This outline application would provide commercial development as a logical expansion of the existing IM Kelly facility, creating 150 new jobs. The site is identified in the Joint Core Strategy for commercial development and would be viewed as an extension to an existing site on the North Kettering Business Park. The site is located within a Safeguarded Employment Area defined in the Kettering Site Specific Part 2 Local Plan. The development would have an acceptable visual impact, would safeguard residential amenity, would have an appropriate ecological impact, and would not prejudice highway safety in accordance with relevant policies contained within the Development Plan and the National Planning Policy Framework.
- 9.2 The application is therefore recommended for approval subject to the above conditions and the applicant entering into a S106 agreement to secure the following:
- Financial contribution towards junction improvements on the A43;
  - The provision of four weekly Travelcards for all employees;
  - The provision of two bus shelters.

## 10. Recommendation

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- 10.1 That planning permission be GRANTED subject to conditions and the completion of a Section 106 Legal Agreement within **4 months** of the date of this Planning Committee (unless otherwise agreed with Officers).
- 10.2 That should the Section 106 Legal Agreement not be completed by the above date that it be delegated to Officers to REFUSE planning permission.

Appendix A – Previous Committee Report 26.8.2021.

## 11. Conditions

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1. This is a grant of outline consent only and before the development is commenced details of the appearance, landscaping, layout, and scale of the proposal (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority.

REASON: This is a grant of outline planning permission only and in order to secure satisfactory development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

2. Plans and particulars of the reserved matters referred to in condition 1 above, relating to the appearance, layout and scale of any buildings to be erected, and the

landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

REASON: In order to secure a satisfactory development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

3. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

REASON: To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004 and to prevent an accumulation of unimplemented planning permissions.

4. 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.

REASON: To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004 and to prevent an accumulation of unimplemented planning permissions.

5. Any reserved matters application for landscaping shall be accompanied by details of any existing hedgerows, trees and any other landscaping to be retained or removed. Any reserved matters application for landscaping, and/or which includes landscaping, shall also be accompanied by all details required pursuant to condition 20 of this outline planning permission.

REASON: In the interests of visual amenity, biodiversity and sustainability in accordance with Policies 3, 4 and 8 of the North Northamptonshire Joint Core Strategy.

6. This permission relates to the originally submitted details and specification and to drawings,

Location Plan, Plan Reference : 1328-1000 received 28.05.2020

Proposed Car Park access plan, Plan Reference 1328-1002 received 28/05/2020

Flood Risk and Drainage Strategy , Reference 19-080-MK received 01/10/2020,

Travel Plan received 07/05/2020,

Transportation Assessment received 07/05/2020

REASON: To define the permission.

7. The site shall not be occupied until such time as the site access hereby approved as detailed on the proposed car park access drawing (Ref: 1328-1002) received 28/05/2020 has been fully formed. Prior to the formation of the site access full engineering, construction and drainage plans which include any on and off-site works (including pedestrian and cycle crossing) shall be submitted to and approved by the Local Planning Authority. The works shall then be carried out in accordance with the approved plans.

REASON: In the interests of highway safety in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

8. No development shall commence until an amended Access Management Plan has been submitted to and approved in writing by the Local Planning Authority regarding the shared access between the existing and the proposed manufacturing

facility. The amended Access Management Plan shall include measures to ensure that any potential conflict between service and staff vehicles is appropriately managed and that HGVs do not enter/exit at the same time, reporting of this information to the Local Highways Authority and the mechanisms should the measures be breached.

REASON: In the interests of highway safety in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

9. 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, 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.

REASON: Details of materials are necessary in the interests of the visual amenities of the area in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

10. 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. The approved boundary treatment shall be retained as such thereafter.

REASON: In the interests of the amenity and protecting the privacy of the neighbouring property in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

11. No development above slab level shall commence until details of a positive means of drainage to ensure that surface water from the vehicular access, or private land, does not discharge onto the highway shall be submitted to and be approved in writing by the Local Planning Authority. Such details as may be approved shall thereafter be installed and operational prior to first use and thereafter be maintained.

REASON: in the interests of highway safety in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

12. 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.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policies 6 and 8 of the North Northamptonshire Joint Core Strategy.

13. No 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 subcontractors.

REASON: In the interests of safeguarding residential amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

14. Prior to the commencement of development a noise assessment that outlines the likely impact on any noise sensitive property, and the measures necessary to ensure that the noise does not affect the local amenity of residents shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall be determined by measurement or prediction in accordance with the guidance and methodology set out in BS4142: 2014. Once approved the use hereby permitted shall be operated in accordance with the approved details and thereafter maintained in this approved state at all times.

REASON: Details are required prior to the commencement of development because any necessary noise measures will be an integral part of the design and in the interest of safeguarding residential amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

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

REASON: In the interests of visual amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

16. No above ground development shall take place until full details of the surface water drainage scheme for the site, based on the Flood Risk Assessment & Drainage Strategy ref. no. 19-080 IMK, dated 30th September 2020 prepared by Bradbrook Consulting Ltd have been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details. These 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. Details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations.

b) Cross sections of all control chambers (including site specific levels mAOD) and manufacturers' hydraulic curves for all hydrobrakes and any other flow control devices.

c) Details of proposed overland flood flow routes in the event of system exceedance or failure (to include depth volume and direction), with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants, or to adjacent or downstream sites

REASON: To reduce the risk of flooding both on and off site in accordance with the NPPF and Policy 5 of the Joint Core Strategy for North Northamptonshire by ensuring the satisfactory means of surface water attenuation and discharge from the site and to ensure the future maintenance of drainage systems associated with the development.

17. No development above ground shall take place until a detailed scheme for the ownership and maintenance for every element of the surface water drainage system proposed on the site has been 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 arisings generated from the site; and details of expected design life of all assets with a schedule of when replacement assets may be required.

REASON: To reduce the risk of flooding both on and off site in accordance with the NPPF and Policy 5 of the Joint Core Strategy for North Northamptonshire by ensuring the satisfactory means of surface water attenuation and discharge from the site and to ensure the future maintenance of drainage systems associated with the development.

18. 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 & Drainage Strategy ref. no. 19-080 IMK, dated 30th September 2020 prepared by Bradbrook Consulting Ltd 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) CCTV confirmation that the system is free from defects, damage and foreign objects.

REASON: To ensure the installed Surface Water Drainage System is satisfactory and in accordance with the approved reports for the development site.

19. No development above slab level shall commence until a foul water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. No occupation shall take place until the works have been carried out in accordance with the approved foul water drainage scheme.

REASON: To ensure the adequate drainage of the development in accordance with the Policy 5 of the Joint Core Strategy for North Northamptonshire.

20. Prior to commencement of the development a scheme of landscaping which shall specify species, planting sizes, spacing and numbers of trees and shrubs to be planted and any existing trees to be retained shall be submitted to and approved by the Local Planning Authority. It must deliver a minimum of 0.8 biodiversity units. The approved scheme shall be carried out in the first planting and seeding seasons following the occupation of the building, unless these works are carried out earlier. Any newly approved trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

REASON: To improve the appearance of the site in the interests of visual amenity and ensuring net gain is delivered for the habitat lost to the access in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

21. Prior to occupation of the development, a landscape and ecological management plan (LEMP) shall be submitted to, and be 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 organization 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 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.

REASON: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal public, nature conservation or historical significance in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

## **12. Informatives**

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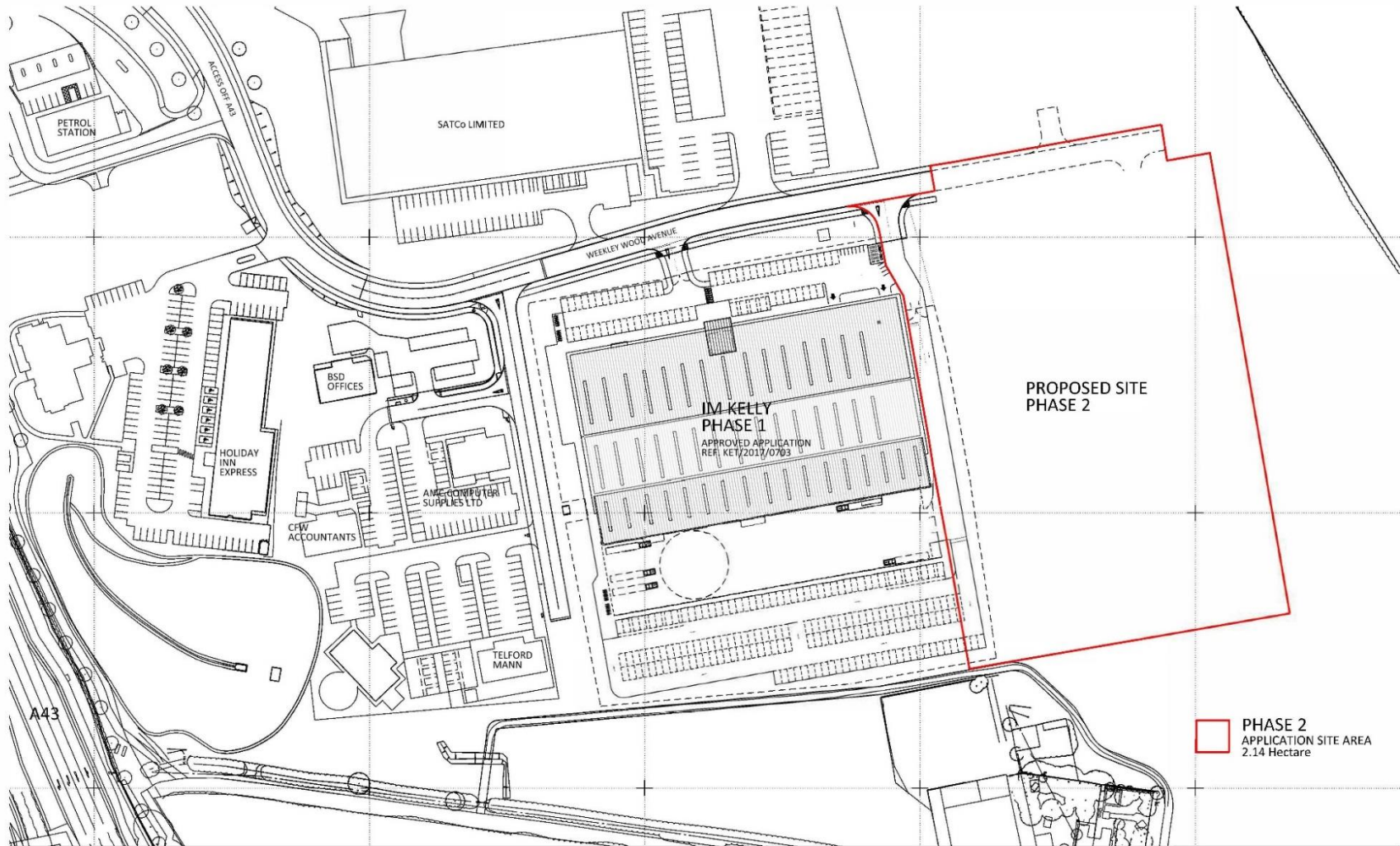
Fire authority consultation response  
Crime prevention  
Existing S106A  
Noise - External Plant/Solar farms/Air Source Heat Pumps  
Positive/Proactive - amendments

### List of plans

The plans and documents, some of which may have been subsequently referenced by the LPA, are set out below and form the basis for this decision:

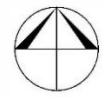
<b>Title</b>	<b>KET Ref.</b>	<b>Agent's Ref</b>	<b>Received Date</b>
Location plan		1328-1000	28/05/20
Proposed car park access		1328-1002	28/05/20
Transport assessment part 1	KET/2020/0303/1		07/05/20
Transport assessment part 2	KET/2020/0303/2		07/05/20
Travel plan	KET/2020/0303/3		07/05/20
Flood Risk Assessment and Drainage Strategy		19-080-MK	01/10/20
Preliminary Ecological Appraisal	KET/2020/0303/5		27/10/21
Drainage plan		19-080-300-P1	07/05/20
Design & Access Statement	KET/2020/0303/4		28/05/20
Proposed site plan		1328-1001 Rev P3	29/09/20
Response to Highways and Transport Comments - Part 1: Layout - Document prepared by Transport, Planning & Highways Solutions			28/09/20
Response to Highways and Transport Comments (October 2020) - Document prepared by Transport, Planning & Highways Solutions			03/02/21





NOTES REVISIONS

checked before implementation.  
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**IM KELLY PHASE 2**  
**WEEKLEY WOOD AVENUE . KETTERING BUSINESS PARK**  
**SITE LOCATION PLAN**  
 DATE: MAR 2020  
 DRAWING NUMBER: 1328-1000  
 SCALE: 1:1250 @ A3  
 REVISION: [blank]  
 STATUS: **PLANNING**

**DLA ARCHITECTS PRACTICE**  
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## North Northamptonshire Area Planning (Kettering) Committee 26/08/2021

<b>Application Reference</b>	<b>KET/2020/0303</b>
<b>Case Officer</b>	<b>Craig Miles</b>
<b>Location</b>	<b>Weekley Wood Avenue (land at), Kettering</b>
<b>Development</b>	<b>Outline Application: Erection of an industrial manufacturing and warehouse building (Use Class B2 and B8) together with ancillary office accommodation and associated access</b>
<b>Applicant</b>	<b>I M Kelly Holdings Limited &amp; The Buccleuch Estates Limited</b>
<b>Agent</b>	<b>Mr C Carlisle Decorum Estates Limited</b>
<b>Ward</b>	<b>Queen Eleanor and Buccleuch</b>
<b>Overall Expiry Date</b>	<b>01/09/2020</b>
<b>Agreed Extension of Time</b>	<b>31/03/2021</b>

All plans and documents can be viewed using the application reference number at <https://www.kettering.gov.uk/planningApplication/search>

### **Scheme of Delegation**

This application is brought to committee because it falls outside of the Council's Scheme of Delegation because there are more than three written material objections to the proposals.

#### **1. Recommendation**

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- 1.1 That planning permission be GRANTED subject to conditions and the completion of a Section 106 Legal Agreement within 4 months of the date of committee.
- 1.2 That should the Section 106 Legal Agreement not be completed by the above date that it be delegated to Officers to REFUSE planning permission.

## 2. The Proposal

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- 2.1 Outline: Erection of an industrial manufacturing and warehouse building (Use Class B2 and B8) together with ancillary office accommodation and associated access.
- 2.2 **The proposals are made in outline form with all matters reserved except for access.** This means consideration of this application only relates to the principle of developing land for the purposes of a production facility forming part of Use Classes B2 (General Industrial) and B8 (Warehousing) together with the suitability of the proposed access. Other reserved matters relating to layout, appearance, scale and landscaping would only be considered as part of a subsequent reserved matters application.
- 2.3 The proposals therefore relate to the erection of a production / warehouse building to be used for general industrial purposes (Use Class B2). The application is made on behalf of IM Kelly who explain in their Design and Access Statement that “This proposal for IM Kelly (Phase 2) would provide a new building with dedicated facilities to allow expansion of services from existing premises adjacent and the broadening and reinforcement of their current automotive-based operation. The building will form part of the IM Kelly business operation from this site and will operate in tandem with the existing facility. The proposals [would] include associated external car parking for staff and visitors and a service area at the rear of the building accessed off an internal service road which will be shared with the existing IM Kelly facility.” They state that the proposal would create 150 new jobs.
- 2.4 A purely indicative site layout plan has been submitted which details how the site could be developed.
- 2.5 The indicative layout shows the proposed building to be rectangular in footprint and set back from Weekley Wood Avenue behind the car parking to the front of the building. A 2.5m landscape strip is proposed along the southern boundary. A total of 180 car parking spaces are shown including disabled spaces and vehicle charging points together with 9 motorcycle spaces, 48 covered cycle spaces and 18 HGV spaces. All the HGV parking/ loading/unloading areas would be to the rear.
- 2.6 The indicative design of the building is largely based on IM Kelly’s existing building in terms of height, scale, materials, detailed design features and fenestration. It would have a gross external floorspace to be 8,795 sqm (8,590 sqm gross internal floor area) with 908 sqm of this to be used for ancillary office space over two floors and the remaining floorspace for operational / warehousing.
- 2.7 In terms of access, it is proposed that the application site be primarily accessed by an existing industrial access from the southern side of Weekley Wood Avenue which already serves the IM Kelly site. It runs along the eastern side of the existing building, between the existing building and the main part of the application site. And presently leads to a service / delivery area and car parking to the rear of the existing IM Kelly building. It is shown on the indicative layout drawings that an internal access spur is proposed off this access to serve the rear of the proposed building for a service area. The indicative layout plans also show that the existing staff car park would be expanded.

- 2.8 A new site access would also be formed from the south side of Weekley Wood Avenue that would lead to the frontage of the site where it is shown on the indicative layout plan that there would be an area for visitor car parking and some staff parking, amounting to 102 spaces.
- 2.9 The existing IM Kelly site is subject to an Access Management Plan prepared to control vehicular movements to and from the site's access points on Weekly Wood Avenue then firstly to ensure that any potential conflict between service and staff vehicles is appropriately managed and secondly that HGVs cannot enter and exit the main site access simultaneously. The applicants have confirmed their willingness to secure such an agreement on this site.
- 2.10 Separately, the applicant has confirmed their willingness to enter into a S106 Agreement to secure the provision of (a) a financial contribution towards junction improvements on the A43; (b) the provision of four weekly Travelcards for all employees; and (c) the provision of two new bus shelters.
- 2.11 **Any Constraints Affecting the Site**  
North Northamptonshire Joint Core Strategy - Policy 36: Land at Kettering North.
- 2.12 Former S106 Agreement pursuant to a former application Ref: KET/2017/0253 that related to the "Extension of Weekley Wood Avenue, site levelling and surface water drainage to facilitate future development (Approved, July 2017) that requires landscaping and ecological mitigation scheme to be provided, approved and implemented on the wider Kettering North allocated site.

### **3. Site Description**

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- 3.1 The application site is located on the northern part of Kettering. It is to the north of the A6183 and to the east of the A43 public roads. Part of the site is located within North Kettering Business Park and the remainder forms part of a land allocation within the Joint Core Strategy (Policy 36), known as Kettering North. The site is located at the end of Weekly Wood Avenue which forms the main vehicular route through North Kettering Business Park.
- 3.2 The site is roughly rectangular in shape and covers 2.14 hectares. It constitutes an area of formerly quarried semi-improved grassland which has since been cleared and levelled to provide for surface water drainage in accordance with a previous planning permission (Ref: KET/2017/0253) that provides an extension to Weekley Wood Avenue and facilitate future development.
- 3.3 Immediately to the west of the site is the existing IM Kelly manufacturing facility. IM Kelly are involved in the manufacture, production and delivery of leather, technical fabrics and manmade material for the motor, rail, and aerospace industries. Planning permission was approved in May 2018 for the development of a 9,278 sqm production / warehouse building (with associated parking and access) that has been implemented and presently employs around 220 staff.

- 3.4 The proposal is set within an area of mixed uses which include large warehouse and industrial buildings, a hotel, petrol station, a public house, and a coffee drive-thru retail unit. These buildings range in scale and size from single storey to the four - five storey hotel to the west of the proposal site.
- 3.5 Beyond the existing Business Park, there is a Public Right of Way (PRoW) that runs along the southern boundary of the site, beyond which lies the A6183. There is a pair of semi-detached dwellings, 43 and 44 Weekley Wood Lane located in the area between the PRoW and the A6183 to the south of the site. Semi-improved grassland is located to the north and east, beyond which is located a mix of woodland and arable fields.

#### **4. Relevant Planning History**

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- 4.1 KE/02/0943 - Outline: Mixed B1, B2 and B8 employment uses with ancillary retail, Commercial and leisure (A1, A3 and D2) uses; hotel (C1); associated infrastructure and landscaping (Approved)
- KET/2007/0052 - For 14,670 sq. m of offices (Class B1) and 4,645 sq. m of leisure uses (Class D2) on sites 10 and 11 comprising 6.57ha previously granted under ref: KE/02/0943 for the North of Kettering Business Park (Approved)
- KET/2015/0261 - Extension of existing road and levelling of site for future building plots (Approved)
- KET/2015/0720 - Extension of existing road and levelling of site for future building plots: alterations to road layout approved under KET/2015/0261 (Approved)
- KET/2017/0253 - Extension of Weekley Wood Avenue, site levelling and surface water drainage to facilitate future development (Approved, subject to S106A to secure ecological mitigation in the form of 1.87Ha of replacement grassland and 185m of replacement hedgerow, envisaged to come forward as part of the wider Kettering North business park allocation).
- KET/2017/0703 – Production / warehouse building (Use Class B2), new vehicular accesses, service yard, parking, fencing, landscaping and substation (Approved)  
The existing IM Kelly site
- KET/2018/0591 – Non material amendment KET/2017/0703 (Production / warehouse building (Use Class B2), new vehicular accesses, service yard, parking, fencing, landscaping and substation): Removal of 2 no. roller shutter doors, panels to north elevation, 3 no. replacement doors, canopies to south elevation, replacement panels, change of cladding details and adjustment to layout of car park (Approved)
- A Screening opinion in pursuant to Regulation 6(1) of the Town and Country Planning Act (Environmental Impact Assessment) Regulations 2017 was carried out for the development proposed under this application (KET/2020/0303) following its submission. It was considered that the proposals do not represent EIA development.

## **5. Consultation Responses**

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A full copy of all comments received can be found on the Council's website at:  
<https://www.kettering.gov.uk/planningApplication/search>

5.1 Weekley Parish Council  
No objections

5.2 Neighbours / Responses to Publicity

45 objections have been received and of these, 23 objectors have made individual but identical comments.

- Planning permission granted for site clearance subject to a Section 106 agreement to mitigate the environmental damage that would be caused.
- This included the planting of a substantial length of hedgerow and the replacement of the species rich grassland that would be destroyed. No indication that this has been made or mitigation forthcoming. This should be in place before any further application on the site is considered.
- The size of the warehouse will dominate the lower section of the grassland which is the gateway to Weekley Hall Wood. This grassland is effectively part of the nearest section of Rockingham Forest to Kettering and needs protection Policy 21 of the N Northants JCS.
- The design of the warehouse is to be similar to the other warehouses on the site, which are apparently meant to blend in with the landscape. This is not the case and no attempt has been made to landscape them.
- This application will result in a reduction in green space contrary to policy 19 of the JCS.
- Insufficient space currently for HGV parking in Kettering, and additional lorry movement contrary to policy 18 of the JCS
- Weekly Woods is a lovely place for walking with much wildlife, Kettering needs a place like this for people to walk and feel safe. This is a popular place.
- This application should not be looked at until obligations from their previous application have been met. Refer to the 185m species-rich hedgerow and 1.87 hectares of new species rich grassland, where are these?
- Not enough surveys have been done, the last survey done in 2017 is out of date. An up to date survey is needed urgently on this land.
- The area is used regularly. The impact of further warehouse development on the health and wellbeing of this community should be measured.
- There doesn't appear to be a proper Environmental Impact Assessment on the effects of this development in terms of traffic congestion, increased carbon emissions and air pollution. The Council is committed to be carbon neutral by 2030.
- The area provides a wildlife rich environment we need to protect
- The positive gains of jobs are likely to be reduced with ongoing automation of this industry meaning there is little of any local gain
- There are other Brownfield sites which could be used.
- The last ecological survey for this specific area was done in 2017. The Save Weekley Hall Wood Campaign has evidence to suggest the resurgence of certain species in the area. An up to date survey must be performed.

- An Environmental Impact Assessment is yet to be carried out to see what effects this further development will have on factors of traffic congestion and increased carbon emissions.
- As this is part of the wildflower meadow and indeed could be again (as it would only take a couple of years for it to reseed and be restored to nature), it is important that I object.
- This area is widely used for recreational activities such as Cycling, Walking and Running. The impact of further warehouse development in the area is likely to impact on the mental health and wellbeing of the community.
- Planning application KET/2017/0253 has not been mitigated. The location is a haven for ground nesting birds and a number of rare butterflies have been sighted at the site.
- Blight on the landscape and devaluing a very popular recreational facility. site is a widely used recreational facility
- We were assured by developers that habitat would be replaced when existing warehouses were built in 2017 and it hasn't been done
- Remain very concerned that the overall development, of which this application is a major part, still appears to be progressing in something of a piecemeal fashion
- The current application will take the new premises even closer to the footpath and again does not even consider the possibility of introducing some more pleasant landscaping or screening to make the use of this path more enjoyable.
- A vegetation screen to the north of our property, which could mitigate the impact on us substantially.
- If approved, this planning application will contravene Kettering Borough Council's Climate Emergency declaration which it made on the 24th July 2019 – a policy which states that there is a commitment from the council to reach net zero emissions and carbon neutrality.
- An increase of air and noise pollution from heavy goods vehicles to this new small industrial area both during construction and after.

5.3 Ward Member (Cllr Anne Lee – Pipers Hill Ward)

This should not be a delegated decision. Queries why the Section 106 conditions for the earlier application 2017/0253 are no longer applicable and if they ever were applied. It is very important that the original Section 106 conditions are not disregarded and should be added to. Since Kettering BC has declared a climate emergency, we cannot afford to lose the green areas around Kettering.

Strongly object that one application can be replaced by another until the Council drops the Section 106 conditions. Strongly object to this application under these circumstances.

5.4 NNC as Highways Authority

An assessment has been made as to the capacity at junctions 1 and 2 of the A43 to establish traffic impact with committed developments at a future date of 2031. In line with previous methodology associated with the adjacent phase 1 development, the LHA would accept financial contributions toward the mitigation schemes as identified in the A43 Study associated with Junction 1 (A43/Weekley Wood Ave/Glendon Road) and Junction 2 (A43/Rockingham Road). A total contribution of

£23,000 is required based on the proportional increases in flows through these junctions associated with the development, against the total cost of the respective mitigation schemes (*Officer Note: The applicant has expressed their willingness to provide such a contribution*)

Require alterations to be carried out to the proposed building and layout in terms of requiring a covered walkway from the rear to the front of the building and a tracking plan to ensure vehicles can manoeuvre within the site as well as adequate parking provision.

No objections raised to the Travel Plan or to the junction spacing and vehicle and pedestrian visibility splays shown and request that this is secured by condition.

There should be a suitably worded condition as an amendment to the Access Management Plan for the neighbouring IM Kelly development outlining the measures to be carried out in ensuring there are no HGV/staff vehicle conflicts and that HGVs do not enter/exit at the same time, as well as reporting of this information to the LPA/LHA is required. It is noted this condition is agreed by the site promoter as is the prospect of a bond mechanism should the measures be breached. The applicant is requested to submit a proposal for the value of the bond.

Also request the provision of pedestrian/cycle crossing points either side of Weekley Wood Avenue in front of the existing IM Kelly building, the provision of two bus stops at a total cost of £10,000 i.e. £5,000 each and the provision of a Transport Card for each employee.

The Proposed Site Plan (1328-1001-P3) does not detail the 3m CFC on the northern side of Weekley Wood Avenue nor any pedestrian / cyclist crossing points into the site from the northern side. It is acknowledged the provision of the CFC along the northern side of Weekley Wood Avenue is dependent on Phase 1 of North Kettering Business Park. This was raised as part of the adjacent scheme's application. The LPA should take a view on this.

#### 5.5 Police CPDA

Northamptonshire Police is unable to provide specific comment to the proposed application due to a lack of information at this time. The D&A Statement does not demonstrate what measures have been utilised to mitigate against crime and we have reservations whether **designing out crime has been fully considered and therefore if the scheme does comply with National planning policy or the North Northamptonshire Joint Core Strategy (2016) which states - Policy 8 (e iv), 'Seeking to Design out antisocial behaviour and crime and reduce the fear of crime through the creation of safe environments that benefit from natural surveillance, defensible spaces and other security measures having regard to the principles of Secured by Design'**. Recommends measures to reduce the likelihood of crime, disorder and anti-social behaviour.

#### 5.6 NNC Fire and Rescue

Recommends a condition requiring a scheme and timetable detailing the provision of fire hydrants, sprinkler systems and their associated infrastructure.



- 5.7 NNC as Minerals and Waste Authority  
No response received
- 5.8 NNC as Local Lead Flood Authority  
No objections subject to a condition requiring details of a surface water drainage scheme for the site based on the submitted Flood Risk Assessment and Drainage Strategy.
- 5.9 Anglian Water  
The foul drainage from this development is in the catchment of Broadholme Water Recycling Centre which currently does not have capacity to treat the flows from the development site. Anglian Water will take the necessary steps to ensure that there is sufficient treatment capacity should the Planning Authority grant planning permission. The foul water discharge point for this phase of the development is not clear from the submitted Drainage Plan. Therefore, request a condition requiring an on-site drainage strategy. Approval and consent will be required by Anglian Water to connect to the public sewer. It appears that development proposals will affect existing public sewers. Building over existing public sewers will not be permitted (without agreement) from Anglian Water. A statutory easement width of 3 metres from the pipeline is required. The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is unacceptable. The surface water discharge location and rate is not clear from the submitted drainage plan. Request conditions requiring a scheme for on-site foul water drainage and a surface water management strategy.
- 5.10 Environmental Health Officer  
No objections subject to conditions regarding noise, unexpected contamination, and the need for a construction method statement to be approved and implemented.
- 5.11 NNC Ecology  
No objection. The site has already been cleared and levelled under application KET/2017/0253.
- 5.12 NNC's Landscape Consultant  
When assessing the proposal, it is clear that due to the existing landscape baseline condition both on site and in the surrounding area, the development will only have a marginal impact on both visual amenity and landscape character. For this reason, it is important to ensure that what is being proposed is of a high quality that enhances the landscape qualities of the landscape character that still exist and that these are managed and maintained appropriately. Recommend conditions to provide sufficient landscape mitigation and visual screening on the eastern and southern boundaries of at least 6m and for a method of SUDs integration to be provided, specifically on the boundaries of car parks and within the green open space.
- 5.13 Wildlife Trust  
No ecological assessments are included within application KET/2020/0303, they were carried out for KET/2020/0121 and for KET/2017/0253 (although this survey would be considered out-of-date) and covered the relevant area. Both previous surveys recognised the quality of the grassland and considered it to be a Lowland

Meadow Priority Habitat which is listed in Section 41 of the Natural Environment and Rural Communities Act, 2006. The older survey also considered the application site to be of Local Wildlife Site standard. It is, therefore, of concern that a clear plan to protect the grassland and/or provide suitable compensation is not included in KET/2020/0303. This plan should not be dependent on other proposals unless they are already consented. If a consented plan does exist it still needs to be clearly linked to this application to demonstrate how a measurable net gain in biodiversity could be achieved as required by the National Planning Policy Framework.

## **6. Relevant Planning Policies and Considerations**

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### **6.1 Statutory Duty**

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

### **6.2 National Planning Policy Framework**

Section 1: Building a strong, competitive economy  
Section 4: Promoting sustainable transport  
Section 7: Requiring good design

### **6.3 North Northamptonshire Joint Core Strategy (JCS) (2016)**

Policy 3: Landscape Character  
Policy 4: Biodiversity and Geodiversity  
Policy 5: Water Environment, Resources and Flood Risk Management  
Policy 6: Development on brownfield land and land affected by contamination  
Policy 8: North Northamptonshire Place Shaping Principles  
Policy 11: The Network of Urban and Rural Areas  
Policy 15: Well-connected towns, villages and neighbourhoods  
Policy 22: Delivering Economic Prosperity  
Policy 36: Land at Kettering North

### **6.4 Saved Policies in the Local Plan for Kettering Borough**

Policy 58: Employment within Towns

### **6.5 Emerging Site Specific Part 2 Local Plan Policies**

The Inspector's recommended Main Modifications to the plan are considered to be sound. It is now required to be reported to committee for a decision to be made on adoption. The policies as modified can now be given significant weight.

EMP1 – Safeguarding Employment Land  
NEH2 – Green Infrastructure

## **7. Evaluation**

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The key issues for consideration are:

- Principle of Development
- Design and Visual Appearance
- Access and impact on Highways

- Residential Amenity
- Ecology and Biodiversity
- Crime Prevention
- Drainage
- Contamination

## **7.1 Principle of Development**

- 7.1.1 The main consideration of this application is to determine in principle whether the proposed uses (Use Class B1 and B8), and the means of accessing the site are acceptable.
- 7.1.2 The proposed development would form part of the current IM Kelly business. The applicant's existing production and office facility (phase 1) is sited immediately to the west of the application site and outside the 'allocated' site but inside Kettering Business Park. Their existing site was granted planning permission under application KET/2017/0703 in May 2018 and is fully operational.
- 7.1.3 In terms of land allocations, the site straddles the boundary between the previously consented Kettering Business Park to the north and west and the allocation within the Joint Core Strategy (Policy 36), known as Kettering North, which lies predominantly to the east.
- 7.1.4 Policy 36 of the North Northamptonshire Joint Core Strategy allocates a minimum of 40ha business park 'Land at North Kettering' for a variety of business uses including B1 (now use class E(g)), B2 and B8 together with approximately 3ha of leisure related uses.
- 7.1.5 Policy 36 also requires a comprehensive masterplan to be agreed as part of the bringing forward of the business park. Whilst a masterplan has not yet been formulated for Kettering North, it is not considered that the delivery of the proposed development would prejudice in any way the delivery of a master-planned Kettering North. It would not prejudice the access to it.
- 7.1.6 Planning permission was previously granted on the site for the extension of Weekley Wood Avenue, the provision of site levelling works and the installation of additional surface water drainage infrastructure in July 2017 (Ref: KET/2017/0253). The site has since been levelled in accordance with the permission. The principle of the proposed development has (in part) been already established by virtue of the works granted under application KET/2017/0253 to facilitate the development of this site.
- 7.1.7 The proposals would form a logical expansion to the existing premises. The proposed unit would provide additional accommodation for offices, production space and warehouse and storage facilities to reinforce and expand the existing operations of the IM Kelly business, accordance with the overall intention of Policy 36 of the North Northamptonshire Joint Core Strategy.
- 7.1.8 Considerations with respect of the proposed means of access are covered within the Access & Sustainability section below.

7.1.9 Subject to the considerations with respect to the details of the proposal as assessed below, it is considered that the principle of the proposed development would accord with the aspirations of Policy 36 of the North Northamptonshire Joint Core Strategy.

## **7.2 Design and Visual Appearance**

7.2.1 Section 12 of the NPPF requires all proposals to ensure they help to provide well-designed places. Policy 8 of the JCS requires new development to respond to the site's immediate and wider context and local character.

7.2.2 Layout, scale and appearance are reserved matters and therefore these are not for consideration under this outline application.

7.2.3 The Design and Access Statement and the indicative site plans layout plans detail that a building of a similar design, scale, design features and materials as the existing IM Kelly building (together with the associated parking and serving areas) could be appropriately positioned on the site without representing over-development of it. The indicative elevations within the Design and Access Statement indicate the building could follow a similar design of the existing IM Kelly premises.

7.2.4 A contemporary design would complement the existing contemporary building and would be identified as part of the corporate identity of the IM Kelly company. The overall suggested design approach would be appropriate in the context of the site and the wider allocated North Kettering Business Park. As such the outline proposal in this respect would accord with Policy 8 of the Joint Core Strategy.

7.2.5 In terms of the wider visual impact, the Council's Landscape Consultant considers that the development would only have a marginal impact on both visual amenity and landscape character taking account of the existing mature hedge that bounds the southern boundary of the site and the Public Rights of Way (PRoW) that runs beyond the southern boundary in an east west direction behind both sites.

7.2.6 Along both the southern and eastern boundaries, the indicative layout plans show that the existing hedgerow would be retained to soften the appearance of future development on the site and to provide a natural buffer between the site and the PRoW to the south.

7.2.7 Landscaping within the site and along is a reserved matter that would be considered as part of any subsequent application. However, a condition could be attached to this outline consent requiring the retention and details of future maintenance of these hedgerows.

7.2.8 This would be in addition to the 1.87Ha of replacement grassland and 185m of replacement hedgerow, required by the previous S106A and envisaged to come forward as part of the wider Kettering North business park allocation.

7.2.9 Subject to this condition it is considered that the proposal would accord with Policy 8 of the Joint Core Strategy.

**7.3 Access and Impact on Highways**

- 7.3.1 Access is the only matter not reserved by this application which means the means of access is therefore a consideration as part of this outline application.
- 7.3.2 Policy 8 of the JCS also seeks to ensure a satisfactory means of access and provision for parking, servicing and manoeuvring in accordance with adopted standards. Policy 15 of the JCS seeks to promote sustainable forms of transport.
- 7.3.3 As previously discussed, it is proposed that the application site be served by two separate vehicle accesses from Weekley Wood Avenue. One entrance would be located to the front of the building to serve the parking area proposed on the site frontage and the second would utilise the existing access (HGVs) into the existing IM Kelly site to access the servicing area to the rear. NNC as Highways Authority raise no objections to the proposed accesses and are content that adequate vehicular and pedestrian visibility splays can be provided and this is to be secured by condition.
- 7.3.4 The application is accompanied by a Transport Assessment (TA) and Travel Plan (TP). Subject to sufficient car parking spaces being provided within the development no objections are raised to either of these documents by NNC as Highways Authority.
- 7.3.5 An assessment has been made as to the capacity at junctions 1 and 2 of the A43 to establish traffic impact with committed developments at a future date of 2031. In line with previous methodology associated with the adjacent phase 1 development, the Highway Authority has confirmed that they would be happy to accept a financial contribution toward the mitigation schemes as identified in the A43 Study associated with Junction 1 (A43/Weekley Wood Ave/Glendon Road) and Junction 2 (A43/Rockingham Road). Based on the proportional increases in flows through these junctions, a total contribution of £23,000 is required based on the proportional increases in flows through these junctions associated with the development, against the total cost of the respective mitigation schemes. This would be secured through a S106 Agreement.
- 7.3.6 It is considered that based on the traffic generated by this proposal and the additional traffic likely to use these junctions, there are sufficient grounds in terms of the impact of the development on the wider highway network in accordance with Policy 15 of the JCS to request this level of contribution. This is therefore considered to be CIL compliant.
- 7.3.7 In order to ensure that there is no conflict if HGVs seek to enter and exit the site simultaneously an Access Management Plan is currently in place on the existing IM Kelly site. It is therefore proposed that this is extended to include the site the subject of this application and the applicant has confirmed their agreement to this. A Grampian condition similar to that imposed on the existing IM Kelly site is therefore proposed as part of this application.
- 7.3.8 NNC as Highways Authority have requested amendments to the building and layout in terms of the provision of a covered walkway between the rear and the front of the

building as well as confirmation that sufficient car parking and manoeuvring space is provided within the site. However, as matters relating to Layout and Appearance of the building are reserved matters for consideration as part of a separate application.

- 7.3.9 The request from Highways to require the applicant to extend the combined footway/cycleway (CFC) on the northern side of Weekley Wood Avenue is dependent on Phase 1 of North Kettering Business Park and Highways have acknowledged this. In addition, the applicants do not own the land where the CFC would be provided and so this could not be achieved under the current proposal. However, the applicants have expressed their willingness to provide a crossing point in the form of dropped kerbs to allow cyclists and pedestrians to cross in front of the existing IM Kelly building. As the site would add to any existing cycle movements from developments on the southern side of Weekley Wood Avenue, a pedestrian/cyclist crossing point across the site frontage of the adjacent approved IMK site is considered appropriate. The exact location and the provision of this would be secured through a planning condition.
- 7.3.10 Highways have also requested that the applicant enters into a S106 Agreement to secure the provision of a financial contribution towards two bus shelters at £5,000 each and four-weekly KC Megarider Travelcards at a cost of £84.60 for each member of staff. This is considered to be justified as part of a sustainable modal shift to encourage the use of public transport in accordance with policy 15 of the JCS. Based on the increased numbers of employees likely to be generated by this development this is considered to be CIL compliant.
- 7.3.11 Subject to the conditions proposed and the applicant entering into a S106 Agreement, it is considered that this application pays adequate regard to promoting sustainable forms of transportation in accordance with Policy 15 of the JCS, to ensuring that the local highway network has appropriate capacity to serve the development and therefore to ensuring that highway safety would not be prejudiced in accordance with Policy 8 of the JCS.

#### **7.4 Residential Amenity**

- 7.4.1 Policy 8 of the JCS seeks to ensure quality of life by protecting amenity by not resulting in any unacceptable impact on the amenities of neighbours/future occupiers by way of noise, vibration, smell, loss of light or overlooking. Policy 12 (paragraph 127) of the NPPF states that development must secure a good standard of amenity for all existing and future occupants of land and buildings.
- 7.4.2 The nearest residential properties to the site are 43 and 44 Weekley Wood Lane to the south east. Due to the separation distance and the degree of landscape screening, it is not anticipated that the development would create any overshadowing or overbearing relationship with these properties.
- 7.4.3 The proposal has the potential to create noise and disturbance through both the industrial activities that are to be carried out internally and also by virtue of the vehicular movements associated with the servicing of the site and staff car parking. The Council's Environmental Health Officer (EHO) has been consulted and has

stated no objection subject to a planning condition being applied to secure the submission of a Noise Scheme. This would assess the potential impact upon neighbouring residents based upon the full details of the proposed operation and would require any associated and required mitigation measures to be implemented.

- 7.4.4 It is considered that such a condition is appropriate, particularly given the presence of an external service area to the rear of the building securing a noise scheme via condition would allow the noise implications of the proposals to be properly considered and for appropriate and reasonable associated mitigation measures (such as defining hours of operation) to be set and secured.
- 7.4.5 Given the relatively discreet location of the site, particularly in terms of potentially sensitive nearby uses (including residential), it is not considered necessary to condition a Construction Management Plan. However, in the interests of prudence and in recognition that a hotel is located nearby, a condition should be added to any consent that controls the hours of construction to 8am-6pm Monday to Friday, 8:30am-13:30pm on Saturdays and at no time whatsoever on Sundays and Bank Holidays. A similar condition was imposed on the existing IM Kelly site and it is considered appropriate that it is also included on this site.
- 7.4.6 The indicative site layout plan shows the service yard area to the rear of the site. This area would be bound by a mature hedge and boundary treatment. It is not considered that any further details are required at this stage because the design and layout is not being considered. However, it is acknowledged that this approach would help towards ensuring that the general amenity of the area would be safeguarded.
- 7.4.7 As in the previous application for the existing IM Kelly site the Environmental Protection Officer has not raised any concerns with respect to the lighting associated with the development, i.e., they have not requested any kind of lighting scheme by way of condition. It is considered that it would be onerous to require this given the predominantly commercial character of the site's surroundings. This would nevertheless be considered as part of the reserved matters application.
- 7.4.8 Subject to the imposition of a Noise Scheme condition, the proposals would appropriate safeguard the amenities of the area of nearby residential occupiers' in compliance with the requirements of Policy 8 of the JCS.

## **7.5 Ecology and Bio Diversity**

- 7.5.1 The former approved application (Ref: KET/2017/0253) provided consent to extend Weekley Wood Avenue by 145m, the provision of site levelling works and the installation of additional surface water drainage infrastructure to facilitate development. This application was subject to a section 106 Unilateral Undertaking which required securing ecological mitigation in the form of 1.87 ha of replacement grassland and 185m of replacement hedgerow to compensate for the loss on this site, envisaged to come forward as part of the wider Kettering North business park allocation or to be provided on an alternative site owned by the applicants (within a 6-year timeframe to 2023). The site levelling and clearance works have already been completed and the permission remains extant.

- 7.5.2 There is no statutory requirement for these details to be provided prior to the determination of this application.
- 7.5.3 The Council's Ecological Consultant has confirmed they have no objection to this outline application as the site has already been cleared following the granting of planning permission under KET/2017/0353.
- 7.5.4 The current application site area is slightly larger than the approved site area because it includes the extended part of Weekley Wood Avenue that was already approved and overlaps the existing access road into the IM Kelly site. As no additional existing grassland would be lost (compared to what has already been consented) there is no requirement to enter into a further s106 agreement to seek further mitigation.
- 7.5.5 Many objections have been received raising concerns about the impact of the proposal on the biodiversity of the wider area and in particular Weekley Wood, which is a well-used woodland area located to the east of the site. The Council's Ecological Consultant has raised no objections in terms of the impact on the biodiversity of the wider area as a result of the proposed development. Following clearance/levelling of the site, the land does not currently provide a suitable habitat for biodiversity and this was mitigated under the s106 agreement attached to planning permission KET/2017/0353.
- 7.5.6 This mitigation, together with the retention of the existing hedges around the southern perimeter of the site are considered to be sufficient to satisfy Policy 8 of the Joint Core Strategy.
- 7.6 Crime Prevention**
- 7.6.1 Section 12 of the NPPF requires all proposals to ensure they help to provide well-designed places. In particular, paragraph 127 (f) seeks for decisions to ensure that development create places that are safe and secure which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 7.6.2 Policy 8 of the JCS, amongst other things, seeks to make safe and pleasant streets and in particular in its part (e)(i) aims to '...design out antisocial behaviour and crime and reduce the fear of crime through the creation of safe environments...'
- 7.6.3 Northamptonshire Police have requested additional information to demonstrate that the proposal has taken into account measures to mitigate against crime within the design of the proposal.
- 7.6.4 Consideration of this application only relates to the principle of development and access. The proposed layout and appearance are reserved matters, these matters will be dealt with at the Reserved Matters stage when the design of the building will need to comply with Policy 8 of the Joint Core Strategy in terms of crime prevention and the fear of crime.



**7.7 Drainage**

- 7.7.1 The application is supported by a Flood Risk Assessment and Drainage Strategy which assesses all aspects of flood risk as well as consideration of the surface water runoff management of the proposed site.
- 7.7.2 This report acknowledges that the existing Business Park has already been provided with adequate surface water drainage infrastructure and attenuation basin for 1 in 100 year events including climate change.
- 7.7.3 As the site is in flood zone 1 and given the topography of the site and the existing drainage system it is understood that the site is considered to be at a low risk from surface water flooding.
- 7.7.4 The Lead Local Flood Authority has confirmed it has no objections to the technical information and conclusions provided in the Flood Risk Assessment and Drainage Strategy. It is considered that adequate information has been submitted to demonstrate that (in principle) the proposals would not increase flood risk to the site or surrounding areas and that appropriate drainage mechanisms could be installed so as to ensure compliance with Policy 5 of the JCS.
- 7.7.5 The Local Lead Flood Authority has also recommended planning conditions to secure and agree further details of the surface water drainage scheme as well as details of the ownership and future maintenance and verification report prior to the first occupation of the development.
- 7.7.6 Anglian Water have also been consulted and whilst they have confirmed that there is insufficient capacity in the existing system to accommodate this development, Anglian Water are statutorily obliged to ensure that there is sufficient treatment capacity before the development is occupied. Anglian Water has also advised that the surface water discharge location and rate is not clear from the submitted drainage plan and has therefore requested conditions requiring a scheme for on-site foul water drainage and a surface water management strategy.
- 7.7.7 Subject to the above conditions being imposed should planning permission be approved, the proposal would satisfy Policy 5 of the Joint Core Strategy.

**7.8 Contamination**

- 7.8.1 The site was once a former quarry although ground works and site levelling have already been carried out under application KET/2017/0353. The Environmental Protection Officer has been consulted on the proposal and does not recommend any conditions with respect to investigating for contamination. It is therefore considered that the proposal would not require any further investigation in terms of ground conditions and would therefore satisfy policy 8 of the Joint Core Strategy.

## **8. Other Matters**

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- 8.1 The Northamptonshire Fire and Rescue Service have requested a condition requiring sprinkler systems. Sprinkler systems are normally covered by building control when they are installed but they are not always required to be installed by the Building Regulations, unless a high-rise building (top storey 30m high or more).
- 8.2 The Regulations do not specifically request a sprinkler system unless there is a design reason as to why they would be required. In this case, as the layout and appearance are reserved matters, this can be dealt with under the Reserved Matters application. For the purposes of the outline permission, it is proposed to deal with this as an informative should permission be granted to remind the applicant of their obligations in this regard when designing the building.

## **9. Conclusion / Planning Balance**

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- 9.1 This outline application would provide commercial development as a logical expansion of the existing IM Kelly facility, creating 150 new jobs. The site is identified in the JCS for commercial development and would be viewed as an extension to an existing site on the North Kettering Business Park. The development would have an acceptable visual impact, would safeguard residential amenity, would have an appropriate ecological impact, and would not prejudice highway safety in accordance with relevant policies contained within the Development Plan and the National Planning Policy Framework.
- 9.2 The application is therefore recommended for approval subject to the above conditions and the applicant entering into a S106 agreement to secure the following:
- Financial contribution towards junction improvements on the A43;
  - The provision of four weekly Travelcards for all employees;
  - The provision of two bus shelters

## **10. Recommendation**

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- 10.1 That planning permission be GRANTED subject to conditions and the completion of a Section 106 Legal Agreement within **4 months** of the date of this Planning Committee.
- 10.2 That should the Section 106 Legal Agreement not be completed by the above date that it be delegated to Officers to REFUSE planning permission.

## **11. Conditions**

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1. This is a grant of outline consent only and before the development is commenced details of the appearance, landscaping, layout, and scale of the proposal (hereinafter called ""the reserved matters"" ) shall be submitted to and approved in writing by the Local Planning Authority.

REASON: This is a grant of outline planning permission only and in order to secure satisfactory development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

2. Plans and particulars of the reserved matters referred to in condition 1 above, relating to the appearance, layout and scale of any buildings to be erected, and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

REASON: In order to secure a satisfactory development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

3. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

REASON: To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004 and to prevent an accumulation of unimplemented planning permissions.

4. 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.

REASON: To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004 and to prevent an accumulation of unimplemented planning permissions.

5. Any reserved matters application for landscaping shall be accompanied by details of any existing hedgerows, trees and any other landscaping to be retained or removed.

REASON: In the interests of visual amenity and sustainability in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

6. This permission relates to the originally submitted details and specification and to drawings,

Location Plan, Plan Reference : 1328-1000 received 28.05.2020

Proposed Car Park access plan, Plan Reference 1328-1002 received 28/05/2020

Flood Risk and Drainage Strategy , Reference 19-080-MK received 01/10/2020,

Travel Plan received 07/05/2020,

Transportation Assessment received 07/05/2020

REASON: To define the permission.

7. The site shall not be occupied until such time as the site access hereby approved as detailed on the proposed car park access drawing (Ref: 1328-1002) received 28/05/2020 has been fully formed. Prior to the formation of the site access full engineering, construction and drainage plans which include any on and off-site works (including pedestrian and cycle crossing) shall be submitted to and approved by the Local Planning Authority. The works shall then be carried out in accordance with the approved plans.

REASON: In the interests of highway safety in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

8. No development shall commence until an amended Access Management Plan has been submitted to and approved in writing by the Local Planning Authority regarding the shared access between the existing and the proposed manufacturing facility. The amended Access Management Plan shall include measures to ensure that any potential conflict between service and staff vehicles is appropriately managed and that HGVs do not enter/exit at the same time, reporting of this information to the Local Highways Authority and the mechanisms should the measures be breached.

REASON: In the interests of highway safety in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

9. 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, 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.

REASON: Details of materials are necessary in the interests of the visual amenities of the area in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

10. 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. The approved boundary treatment shall be retained as such thereafter.

REASON: In the interests of the amenity and protecting the privacy of the neighbouring property in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

11. No development above slab level shall commence until details of a positive means of drainage to ensure that surface water from the vehicular access, or private land, does not discharge onto the highway shall be submitted to and be approved in writing by the Local Planning Authority. Such details as may be approved shall thereafter be installed and operational prior to first use and thereafter be maintained.

REASON: in the interests of highway safety in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

12. 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.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policies 6 and 8 of the North Northamptonshire Joint Core Strategy.

13. No 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 subcontractors.

REASON: In the interests of safeguarding residential amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

14. Prior to the commencement of development a noise assessment that outlines the likely impact on any noise sensitive property, and the measures necessary to ensure that the noise does not affect the local amenity of residents shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall be determined by measurement or prediction in accordance with the guidance and methodology set out in BS4142: 2014. Once approved the use hereby permitted shall be operated in accordance with the approved details and thereafter maintained in this approved state at all times.

REASON: Details are required prior to the commencement of development because any necessary noise measures will be an integral part of the design and in the interest of safeguarding residential amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

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

REASON: In the interests of visual amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

16. No above ground development shall take place until full details of the surface water drainage scheme for the site, based on the Flood Risk Assessment & Drainage Strategy ref. no. 19-080 IMK, dated 30th September 2020 prepared by Bradbrook Consulting Ltd have been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details. These 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. Details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations.

b) Cross sections of all control chambers (including site specific levels mAOD) and manufacturers' hydraulic curves for all hydrobrakes and any other flow control devices.

c) Details of proposed overland flood flow routes in the event of system exceedance or failure (to include depth volume and direction), with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants, or to adjacent or downstream sites

REASON: To reduce the risk of flooding both on and off site in accordance with the NPPF and Policy 5 of the Joint Core Strategy for North Northamptonshire by ensuring the satisfactory means of surface water attenuation and discharge from the site and to ensure the future maintenance of drainage systems associated with the development.

17. No development above ground shall take place until a detailed scheme for the ownership and maintenance for every element of the surface water drainage system proposed on the site has been 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 arisings generated from the site; and details of expected design life of all assets with a schedule of when replacement assets may be required.

REASON: To reduce the risk of flooding both on and off site in accordance with the NPPF and Policy 5 of the Joint Core Strategy for North Northamptonshire by ensuring the satisfactory means of surface water attenuation and discharge from the site and to ensure the future maintenance of drainage systems associated with the development.

18. 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 & Drainage Strategy ref. no. 19-080 IMK, dated 30th September 2020 prepared by Bradbrook Consulting Ltd 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) CCTV confirmation that the system is free from defects, damage and foreign objects.

REASON: To ensure the installed Surface Water Drainage System is satisfactory and in accordance with the approved reports for the development site.

19. No development above slab level shall commence until a foul water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. No occupation shall take place until the works have been carried out in accordance with the approved foul water drainage scheme.

REASON: To ensure the adequate drainage of the development in accordance with the Policy 5 of the Joint Core Strategy for North Northamptonshire.

**12. Informatives**

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Fire authority consultation response  
 Crime prevention  
 Existing S106A  
 Noise - External Plant/Solar farms/Air Source Heat Pumps  
 Positive/Proactive - amendments  
 List of plans

The plans and documents, some of which may have been subsequently referenced by the LPA, are set out below and form the basis for this decision:

<b>Title</b>	<b>KET Ref.</b>	<b>Agent's Ref</b>	<b>Received Date</b>
Location plan		1328-1000	28/05/20
Proposed car park access		1328-1002	28/05/20
Drainage plan		19-080-300-P1	07/05/20
Transport assessment part 1	KET/2020/0303/1		07/05/20
Transport assessment part 2	KET/2020/0303/2		07/05/20
Travel plan	KET/2020/0303/3		07/05/20
Design & Access Statement	KET/2020/0303/4		28/05/20
Proposed site plan		1328-1001 Rev P3	29/09/20
Response to Highways and Transport Comments - Part 1: Layout - Document prepared by Transport, Planning & Highways Solutions			28/09/20
Flood Risk Assessment and Drainage Strategy		19-080-MK	01/10/20
Response to Highways and Transport Comments (October 2020) - Document prepared by Transport, Planning & Highways Solutions			03/02/21





## North Northamptonshire Area Planning (Kettering) Committee 05/05/2022

<b>Application Reference</b>	<b>NK/2022/0084</b>
<b>Case Officer</b>	<b>Alison Riches</b>
<b>Location</b>	<b>Spring Cottage, 18 Geddington Road, Grafton Underwood</b>
<b>Development</b>	<b>Full Planning Permission: One and a half storey rear extension, additional window on gable ends/ground floor East elevation and rooflight to front. Outbuilding</b>
<b>Applicant</b>	<b>Mrs S Haynes</b>
<b>Agent</b>	<b>S Stephens</b>
<b>Ward</b>	<b>Queen Eleanor and Buccleuch</b>
<b>Overall Expiry Date</b>	<b>08/04/2022</b>
<b>Agreed Extension of Time</b>	

All plans and documents can be viewed using the application reference number at <https://www.kettering.gov.uk/planningApplication/search>

### **Scheme of Delegation**

This application is brought to committee because the relevant Parish council has a material written objection.

#### **1. Recommendation**

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- 1.1 That planning permission be GRANTED subject to conditions.

#### **2. The Proposal**

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- 2.1 The proposal as originally submitted is for a one-and-a-half storey rear extension, the addition of window at first floor level on the side (northeast and southwest)

elevations and at ground floor level on the side (northwest) of the existing dwellinghouse, and the insertion of a roof light in the front (northwest) roof plane.

- 2.2 During the application process, the construction of a single storey outbuilding to the side (northwest) of the dwellinghouse has been added. This outbuilding replaces a previous outbuilding in this location and requires planning permission due to the application site being within a Conservation Area, and this type of development not being covered by permitted development rights afforded by Class E of Part 1, Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended (the GPDO).
- 2.3 Additional plans have been provided for the outbuilding and the description amended to include it. The details have been consulted on for 7 days.
- 2.4 The revised proposal description is therefore:
- A one-and-a-half storey rear extension, the addition of window at first floor level on the side (northeast and southwest) elevations and at ground floor level on the side (northwest) of the existing dwellinghouse, and the insertion of a roof light in the front (northwest) roof plane. Outbuilding.

### **3. Site Description**

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- 3.1 The application site is located in the open countryside to the northwest of Grafton Underwood village, on the south side of Geddington Road.
- 3.2 The application site comprises a residential linear two- and one-and-a-half storey stone cottage with a tiled gable roof and white painted wooden multi-paned casement windows, set in a large irregular shaped plot of residential land. A stone gable roofed porch has been added to front and there is a 1960s buff brick single storey flat roofed element extending across half of the rear elevation, which is adjacent to a glazed wooden flat roofed rear porch.
- 3.3 To the front is a small paved and tarmacked area for parking vehicles clear of the highway and a large area of garden enclosed by low post and rail wooden fencing. The rear garden is large, extends to each side of the property, behind the front garden and is enclosed by 1.8 metre high wooden panel fencing facing Geddington Road and post and rail fencing and planting to the other boundaries.
- 3.4 Although outside the village boundary for Grafton Underwood, the application site is within the Conservation Area and further to the northwest of the site, separated by open countryside, are the dwellinghouses and residential curtilages of the Grade II listed Nos. 20, 21 and 22 Geddington Road.

### **4. Relevant Planning History**

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- 4.1 NK/2021/0073. Single storey and first floor rear extension with additional rooflight to front and window to side. Withdrawn 04/05/2021.

## 5. Consultation Responses

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A full copy of all comments received can be found on the Council's website at:  
<https://www.kettering.gov.uk/planningApplication/search>

### 5.1 Grafton Underwood Parish Council

- **Objection.**
- Making a new aperture in an existing stone wall, in the existing east gable end, at first floor level on a prominent façade, substantially changes the street view and is out of character with the existing half-light window style to the first floor on the north elevation.
- The proposed Velux roof light on the north elevation of the existing building substantially changes the street view and is out of character with the existing half-light window style to the first floor on the north elevation.
- The proposed eastern glazed gable end to the extension will be seen from the street, especially the first floor glazing section and will substantially change the street view and is out of character.
- The Parish do not object to modern glazed alterations in principle but believe this should not protrude into the street scape view. Ground floor glazing would potentially be more appropriate as it will not be seen from the road or interrupt with the original aesthetic of the existing north/principle roadside façade.

Reconsultation

- No further comments received at the time of writing this report.

### 5.2 Neighbours / Responses to Publicity

- No comments received.

Reconsultation

- No comments received at the time of writing this report.

## 6. Relevant Planning Policies and Considerations

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### 6.1 Statutory Duty

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

### 6.2 Legislation

The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990

### 6.3 National Policy

#### National Planning Policy Framework (NPPF) (2021)

Policy 5. Delivering a sufficient supply of homes

Policy 9. Promoting sustainable transport

Policy 12. Achieving well-designed places

Policy 16. Conserving and enhancing the historic environment

- 6.4 North Northamptonshire Joint Core Strategy (JCS) (2016)  
Policy 2. Historic Environment  
Policy 8. North Northamptonshire Place Shaping Principles  
Policy 11. The Network of Urban and Rural Areas  
Policy 13. Rural Exceptions  
Policy 29. Distribution of New Homes
- 6.5 Kettering Site Specific Part 2 Local Plan (2021)  
Policy GRA1. Grafton Underwood Development Principles  
Policy LOC1. Settlement Boundaries  
Policy RS2. Category B villages  
Policy RS4. Development in the Open Countryside  
Policy RS5. General Development Principles in the Rural Area
- 6.6 Supplementary Planning Documents  
Grafton Underwood Conservation Area Appraisal

## **7. Evaluation**

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The key issues for consideration are:

- Principle of Development
- Visual Impact and the Conservation Area
- Impact on Neighbouring Amenity
- Highway Matters

### **7.1 Principle of Development**

- 7.1.1 The application site is in the open countryside to the northwest of Grafton Underwood village. It is located close to the village and is an established residential dwellinghouse within a large residential curtilage.
- 7.1.2 Paragraph 49 of the National Planning Policy Framework states that applications for housing should be considered in the context of the presumption in favour of sustainable development.
- 7.1.3 Policy RS4 of the Kettering Site Specific Part 2 Local Plan restricts new development in the open countryside unless it meets the requirements of Policies 13, 25 or 26 of the North Northamptonshire Joint Core Strategy. Policy 13(2) of the North Northamptonshire Joint Core Strategy also restricts new development in the open countryside away from established settlements.
- 7.1.4 Policy RS5 of the Kettering Site Specific Part 2 Local Plan requires development in the Rural Area to retain a village's open and rural character, maintaining views into the open countryside where it is on the edge of the settlement.
- 7.1.5 As the proposal is for extensions and alterations to an existing dwellinghouse, which is in close proximity to the settlement of Grafton Underwood, the principle for the type of development proposed is not considered to be restricted by these policies.

- 7.1.6 Section 72(1) of the Act requires Local Planning Authorities have special regard to the desirability of preserving or enhancing the character and appearance of Conservation Areas.
- 7.1.7 Paragraph 200 of Policy 16 of the National Planning Policy Framework requires Local Planning Authorities to look for opportunities for new development within Conservation Areas to enhance and better reveal their significance.
- 7.1.8 Policies 11 and 29 of the North Northamptonshire Joint Core Strategy direct development to existing urban areas and indicate that Grafton Underwood, as part of Kettering rural, is a tertiary focal point for limited development, such as extensions, after the growth town of Kettering and the smaller towns of Burton Latimer, Desborough and Rothwell.
- 7.1.9 Policies 2 and 8 of the North Northamptonshire Joint Core Strategy is supportive of extensions to residential properties provided there is no adverse impact on character and appearance, residential amenity and the highway network.
- 7.1.10 The principle of development for this proposal is therefore established subject to the satisfaction of the development plan criteria.

## **7.2 Visual Impact and the Conservation Area**

- 7.2.1 Section 72(1) of the Act requires Local Planning Authorities have special regard to the desirability of preserving or enhancing the character and appearance of Conservation Areas.
- 7.2.2 Policy 12 of the National Planning Policy Framework places a duty on Local Planning Authorities to establish a strong sense of place and to respond to local character, reflecting local surroundings and materials, which are visually attractive as a result of good architecture.
- 7.2.3 Policy 8(d)(i) of the North Northamptonshire Joint Core Strategy requires new development to respond to the site's immediate and wider context and local character.
- 7.2.4 Policy 2 of the North Northamptonshire Joint Core Strategy requires new development to complement the surrounding historic environment through form, scale, design and materials.
- 7.2.5 The proposal is for a one-and-a-half storey extension across the rear of the existing dwellinghouse, with a subordinate parallel gable roof joined by a small subordinate perpendicular gable roofed section. The southeast end of the proposal has a glazed gable end and other parts of the proposal include the insertion of windows in the existing side walls of the dwellinghouse at both ground and first floor level, the insertion of a roof light in the front roof plane of the existing dwellinghouse and the construction of a single storey outbuilding to the side (northwest) of the dwellinghouse.

- 7.2.6 The existing dwellinghouse is a modest building of simple linear form with a gable roof and although located close to the settlement boundary of Grafton Underwood, the property is determined to be in the open countryside.
- 7.2.7 The Parish Council has objected to the proposal in that they consider the proposed development is out of character with the details of the existing dwellinghouse and substantially changes the street view.
- 7.2.8 The proposed extension and alterations to the existing dwellinghouse have been designed to be subordinate to the existing dwellinghouse and to be generally reflective of its modest linear proportions, detailing and fenestration. This part of the proposal also facilitates the removal of the existing inappropriate flat roofed rear extension which was built in the 1960s/1970s. The existing extension is reflective of the time it was built but does not respect or reflect the character and appearance of the existing dwellinghouse, which is to the detriment of the character and appearance of the Conservation Area and the wider street view.
- 7.2.9 The proposed extension is located behind the existing dwellinghouse and, due to there being no immediately adjacent neighbours, it will be partially visible in glimpsed views from the public realm in Geddington Road. It is considered that the design is reflective of the existing dwellinghouse with the proposed glazed gable on the southeast end providing a sympathetically designed addition, in terms of the proportions and roof slope, which allows the proposal to be distinguished from the existing dwellinghouse, but which is reflective of it in the choice of materials to match the existing dwellinghouse. The use of matching materials can be secured by condition, and it is therefore considered that the proposal will be in keeping with the character of the existing dwellinghouse and will not significantly adversely impact on the character and appearance of the Conservation Area or the wider street scene.
- 7.2.10 The proposal also includes the insertion of openings in the existing dwellinghouse. The openings themselves can be created using permitted development rights and as such, could have been designed without any reference to the existing fenestration. The only reason planning permission is required is in relation to the first floor openings and for amenity reasons, and this is discussed in Section 7.3.
- 7.2.11 With respect to this proposal, the applicants have chosen to provide first floor openings which reflect the scale and proportions of existing openings in the same elevations, and this is considered to be reflective of the character and appearance of the existing dwellinghouse and will not adversely impact on the character and appearance of the Conservation Area or the wider street scene. The location of the windows can be secured by condition.
- 7.2.12 The proposed insertion of the roof light in the front roof plane is to serve an existing first floor bathroom and it is considered that provided a Conservation roof light is added which matches those inserted in the rear roof plane, then this part of the proposal will not adversely impact on the character and appearance of the Conservation Area or the wider street scene. This can be secured by condition.
- 7.2.13 With respect to the proposed outbuilding, this structure is to replace a previous outbuilding on site which burnt down. It has been located in the same area as

previously and has been designed to be a simple rectangular building with a gable roof and, subject to it being built out as submitted in materials to match those on the existing dwellinghouse, it is considered to be in keeping with the character of the dwellinghouse and not to adversely impact on the character and appearance of the Conservation Area or the wider street scene.

- 7.2.14 As such, subject to conditions for the proposals to be built out in accordance with the submitted plans, in matching materials, and for the proposed roof light to be a Conservation rooflight, the application complies with Policies 2 and 8 of the North Northamptonshire Joint Core Strategy and section 72(1) of the Act, in that there will not be an adverse impact on the character and appearance of the dwellinghouse, the Conservation Area or the wider street scene.

### **7.3 Impact on Neighbouring Amenity**

- 7.3.1 The National Planning Policy Framework in Policy 12, paragraph 130(f) seeks to ensure that development creates places with high standards of amenity for existing and future users. (overbearing/sense of enclosure).

- 7.3.2 Policy 8(e)(i) of the North Northamptonshire Joint Core Strategy seeks to protect amenity by new development not resulting in an unacceptable impact on the amenities of future occupiers, neighbouring properties or the wider area.

- 7.3.3 By virtue of the separation distance of the dwellinghouse from the nearest residential properties in Grafton Underwood village to the east and Nos. 20, 21 and 22 Geddington Road to the west, it is considered that the proposals will not give rise to adverse impacts on the amenities of these neighbouring occupiers.

- 7.3.4 With respect to the insertion of openings at first floor level in the existing dwellinghouse, these require planning permission as they are proposed not to be obscure glazed or non-openable unless at 1.7 metres above floor level of their respective rooms.

- 7.3.5 As the dwellinghouse has no nearby neighbouring occupiers and the proposed first floor windows are to serve bedrooms, it is not considered necessary, or reasonable to require them to be restricted in their glazing or opening, as the amenities of future or surrounding neighbouring occupiers will not be adversely affected by this part of the proposal.

- 7.3.4 This is in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy and Policy 12 of the National Planning Policy Framework.

### **7.4 Highway Matters**

- 7.4.1 Policy 8(b)(ii) of the North Northamptonshire Joint Core Strategy seeks to ensure a satisfactory means of access and provision for parking, servicing and manoeuvring in accordance with adopted standards.

- 7.4.2 The existing parking at the site is provided by a small paved and tarmacked area to the front of the property and it is considered that the proposal would not adversely

impact on this parking provision to the detriment of other pedestrian and vehicular users of the highway.

7.4.3 This is in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

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## **8. Other Matters**

8.1 None.

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## **9. Conclusion / Planning Balance**

9.1 Subject to conditions for the proposals to be built out in accordance with the submitted plans, in matching materials, and for the proposed roof light to be a Conservation rooflight, the application complies with policies in the Development Plan.

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## **10. Recommendation**

10.1 The proposal is recommended for conditional approval.

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## **11. Conditions**

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended) and to prevent an accumulation of unimplemented planning permissions.

2. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details listed below.

REASON: In the interest of securing an appropriate form of development in the interests of visual and residential amenity and the character and appearance of the Conservation Area in accordance with Policies 2 and 8 of the North Northamptonshire Joint Core Strategy.

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.

REASON: In the interests of visual amenity and the character and appearance of the Conservation Area in accordance with Policies 2 and 8 of the North Northamptonshire Joint Core Strategy.

4. The rooflights hereby approved shall be Conservation roof lights to match, in type, colour and texture, those Conservation roof lights on the existing building.

REASON: In the interests of visual amenity and the character and appearance of the Conservation Area in accordance with Policies 2 and 8 of the North Northamptonshire Joint Core Strategy.



## 12. Informatives

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Positive/Proactive - amendments

### List of plans

The plans and documents, some of which may have been subsequently referenced by the LPA, are set out below and form the basis for this decision:

<b>Title</b>	<b>NK Ref.</b>	<b>Agent's Ref</b>	<b>Received Date</b>
Location and existing site plans		106_01_P_101	04/02/2022
Proposed site plan		106_01_P_102D	31/03/2022
Proposed elevations, ground and first floor plans		106_01_P_104E	04/02/2022
Proposed elevations and roof plan coloured		106_01_P_106A	04/02/2022
Outbuilding. Proposed elevations and floor plans		106_01_P_107	31/03/2022
Existing elevations, ground and first floor plans		106_01_P_103C	11/02/2022

