

Minutes of a meeting of the Area Planning Committee Kettering

At 7.00 pm on Wednesday 15th June, 2022 in the Council Chamber, Municipal Offices, Bowling Green Road, Kettering, NN15 7QX

Present:-

Members

Councillor Cedwien Brown (Chair)
Councillor Robin Carter
Councillor Dez Dell
Councillor Emily Fedorowycz

Councillor Ian Jelley
Councillor Joseph John Smyth
Councillor Kevin Thurland

Officers

Troy Healey	Development Services
Louisa Johnson	Development Services
Sean Bennett	Development Services
Nigel Bell	Legal Representative
Callum Galluzzo	Democratic Services

1 Apologies for non-attendance

Apologies for absence were received from Councillor Mark Rowley and Councillor Elliott Prentice.

2 Members' Declarations of Interests

Councillor Kevin Thurland declared an interest on item 4.3 due to a relationship with one of the registered speakers. Councillor Thurland declared that this would not impede the decision making process.

3 Minutes of the meeting held on 5th May 2022

RESOLVED that the minutes of the meetings of the Area Planning Committee held on 5th May 2022 be approved as a correct record.

4 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. Six 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 s.73 Application: Variation of conditions 1 (approved plans) and 2 (parking spaces) of KET/2016/0607 (Appearance, scale, layout and landscaping in respect of KET/2006/0541, residential development for 151 dwellings): proposed changes to house types associated with 59 homes (parcels 4A and 4B) including design and material changes and to take account of Nationally Described Space Standards and Updated Part M of the Building Regulations (disabled access and adaption). Changes also include more space for the existing landscape, which has matured since the original approval, and makes more allowance for the drainage ditch on the northern boundary at Phase 4, Westhill (land at), Kettering for Mr J Griffiths Tilia Homes</p> <p>Application No: NK/2022/0098</p> <p><u>Speaker:</u></p> <p>James Griffiths attended the meeting and addressed the committee as the applicant stating that 270 units had been delivered so far as part of the wider development and that existing reserved matters was in place. The variation was needed in order to incorporate changes to legislation including national space standards and energy efficiency. The parking provision mirrored that of the rest of the Westhill development. Commencement of the next developments would also release the affordable housing phase.</p>	<p>Members received a report about a proposal for which variations to existing conditions were being sought of conditions 1 (approved plans) and 2 (parking spaces) of KET/2016/0607 (Appearance, scale, layout and landscaping in respect of KET/2006/0541, residential development for 151 dwellings): proposed changes to house types associated with 59 homes (parcels 4A and 4B) including design and material changes and to take account of Nationally Described Space Standards and Updated Part M of the Building Regulations (disabled access and adaption). Changes also included more space for the existing landscape, which has matured since the original approval, and makes more allowance for the drainage ditch on the northern boundary.</p> <p>Members raised several questions regarding energy efficiency, parking and the use of EV charging points/solar panels. .</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 Thurland 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 APPROVED subject to the following conditions:</p>

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

2. No works shall take place above slab level until full details of an external lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The works shall not be carried out other than in accordance with the approved details and remain in place for the duration of the development.
3. All of the dwellings shall be constructed to achieve a maximum water use of no more than 105 litres per person per day in accordance with the optional standards 36(2)(b) of the Building Regulations 2010 (as amended) as detailed within the Building Regulations 2010 Approved Document G - Sanitation, hot water safety and water efficiency (2015 edition);
4. The noise mitigation measures outlined in Section 6, page 3 of the technical note reference 4501 written by WBM Acoustic Consultant, Dr Robert Storey dated 9 August 2016 shall be carried out in full before occupation of the residential units and remain in place for the duration of the development.

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

(Voting: For 5; Abstention 1)

The application was therefore
APPROVED

<u>Proposed Development</u>	<u>Decision</u>
<p>*4.2 Full Planning Permission: Change of use from dwelling (C3) to children's care home (C2). Demolition of garage and creation of parking and works to the boundary wall at 94 Finedon Street, Burton Latimer for Homes2Inspire</p> <p>Application No: NK/2022/0150</p> <p><u>Speaker:</u></p> <p>Michael Lea attended the meeting and addressed the committee as a third party objector to the proposed development stating that the application if approved would have a detrimental impact on neighbouring amenity and additional noise generated by arrival of staff would have a negative impact on residents.</p> <p>Scott Edwards attended the meeting and addressed the committee as a third party supporter of the proposed development stating that the application represented a positive opportunity to provide good quality placements for the children of North Northamptonshire currently in care.</p> <p>Olivia Ives attended the meeting and addressed the committee as a third party supporter of the application and stated that there was currently 1182 children in care within North Northamptonshire and there was an urgent need for placements. The application would reduce the number of children in unregistered homes and provide a place of safety for the residents.</p> <p>Paul Cook attended the meeting and addressed the committee as the agent on behalf of the applicant stating that that the national charity had a long standing relationship with the Children's</p>	<p>Members received a report about a proposal for which full planning permission was being sought for the change of use from dwelling (C3) to children's care home (C2). Demolition of garage and creation of parking and works to the boundary wall.</p> <p>Members initially raised questions regarding the crossover and the extensive use of the car parking facilities on the proposed site. It was stated to members that there would be a maximum of 9 members of staff present during the changeover period and that there was sufficient parking to allow for this.</p> <p>Members also raised questions regarding neighbouring concerns including impact on privacy. It was noted that a strong boundary treatment was being proposed as part of the conditions.</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>

Trust and that only local children were being housed within the local area. A commitment was also stated to address neighbour concerns and hold an open day for neighbours to meet the home manager.

It was agreed that the application be **APPROVED** subject to the following conditions:

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. No more than three residents (not including carers) shall live at the property at any one time.
4. The property subject to this permission shall only be used for purposes associated with a residential care home or as a dwellinghouse and for no other purposes whatsoever.
5. Works audible at the site boundary will not exceed the following times unless with the written permission of the Local Planning Authority or Environmental Health. Monday to Friday 08.00 to 18.00 hrs, Saturday 08.30 to 13.30 and at no time whatsoever on Sundays or Public/Bank Holidays. This includes deliveries to the site and any work undertaken by contractors and sub contractors.
6. Prior to the commencement of development a Demolition and Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the demolition and construction works.
7. 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 use hereby permitted shall not commence until the approved scheme has been fully implemented in accordance with the approved details.
8. 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. The scheme shall include an assessment of the impact of the lighting on the vertical facades of sensitive properties and the measures necessary to reduce the impact. Any lighting shall be operated in accordance with the approved details at all times.
9. The development hereby permitted shall not be occupied, or the use commence, whichever is the sooner until the existing access from the site onto Finedon Street has been permanently closed.
10. No other development shall take place on site until the access, including the footway and/or verge crossing, has been constructed in accordance with the approved details.

11. The parking spaces hereby approved shall be provided prior to the first occupation of the building hereby permitted and shall be permanently retained and kept available for the parking of vehicles.

14. The following works including the demolition or conversion of the barns as shown on the approved drawings shall not in any circumstances commence unless the local planning authority has been provided with either:
 - a) A licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2019 authorising the specified activity/development to go ahead; or
 - b) Written confirmation from Natural England that the application site has been registered with the Bat Low Impact Class Licence scheme; or
 - c) A statement in writing from a suitably qualified ecologist to the effect that they do not consider that the specified activity/development will require a licence.

(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>*4.3 Full Planning Permission: Conversion of dwelling house into 2 no. flats with ground and first floor rear extensions at 32 Havelock Street, Kettering for Alexandra Luksza</p> <p>Application No: NK/2022/0174</p> <p><u>Speaker:</u></p> <p>Lesley Thurland attended the meeting and addressed the committee as a third party speaker against the proposed development stating that the application would set a negative precedent and that the proposed development presented was over development of the site and did not fit in with the local street scene.</p>	<p>Members received a report about a proposal for which full planning permission was being sought for the conversion of dwelling house into 2 no. flats with ground and first floor rear extensions.</p> <p>Members raised concerns following comments from environmental health officers relating to the movement of bin storage through the dwelling.</p> <p>Concerns were also raised regarding the fire risk and overdevelopment of the dwelling on already congested area.</p> <p>Following debate it was proposed by Councillor Dell and seconded by Councillor Jelley that the application be refused due to the overdevelopment of the application site.</p> <p>It was agreed that the application be REFUSED for the following reasons:</p>

1. The proposed change of use from a two-storey single dwellinghouse into two selfcontained dwelling units would result in over-development of the site and would materially erode the character of the area by reason that the local character of Havelock Street is of two-storey terraced dwellinghouses. Accordingly, the proposal would not accord with Policy 8(d) (i) of the North Northamptonshire Joint Core Strategy.
2. The proposal would result in additional wheeled refuse/recycling bins being left in-situ on the public footway along Havelock Street causing visual amenity harm to the area by reason that the streetscene would look cluttered and untidy from the cumulative presence NK/2022/0174 Page 2 of 4 of wheeled refuse/recycling bins being left in-situ on the public footway along Havelock Street. The proposed internal bin store located at ground-floor level to the front of the property would cause harm to the area's character and appearance due to the proposed louvred bin store door being out of keeping with the front door frontages of the neighbouring dwellinghouses. Accordingly, the proposal would materially harm the character and appearance of the area and would not accord with Policy 8(d) (i) of the North Northamptonshire Joint Core Strategy.

*(Members voted on the motion to REFUSE the application)
(Voting: Unanimous)*

The application was therefore
REFUSED

8 Delegated Officers Report

None

9 Exempt Items

None

10 Close of Meeting

The meeting closed at 7.58 pm

Chair

Date