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Meeting: North Northamptonshire Area Planning Committee (Kettering)
Date: Wednesday 2nd November, 2022
Time: 7.00 pm
Venue: Council Chamber, Municipal Offices, Bowling Green Road, Kettering, NN15 7QX

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, Hakewill and Tubbs

| Agenda | | | |
|----------------------------|---|---------------------------|---------|
| Item | Subject | Officer Presenting Report | Page No |
| 01 | Apologies for non-attendance | | - |
| 02 | Members' Declarations of Interests | | - |
| 03 | Minutes of the meeting held on 7 th September 2022 | | 5 - 8 |
| Items requiring a decision | | | |
| 04 | Applications for planning permission, listed building consent and appeal information* I) NK/2022/0531: Advertisement Consent: 1 no. internally illuminated wall mounted sign | Planning Officer | 9 - 16 |
| Items to note | | | |
| 05 | Delegated officers report <hr/> None | | |

| Exempt Items | | | |
|--------------|--|--|--|
| 06 | None Notified | | |
| 07 | Close of Meeting | | |
| | <p>Adele Wylie, Monitoring Officer North Northamptonshire Council</p>  <p>Proper Officer 25th October 2022</p> | | |

*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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Where there is a need for the Council to discuss exempt or confidential business, the press and public will be excluded from those parts of the meeting only and will have to vacate the room for the duration of that business.

Public Participation

The Council has approved procedures for you to request to address meetings of the Council.

| 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 Tuesday 1 st November 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 Tuesday 1 st November 2022 |

Please see the [procedures for speaking at the Planning Committee](#) before registering to speak.

If you wish to register to speak, please contact the committee administrator

Members' Declarations of Interest

Members are reminded of their duty to ensure they abide by the approved Member Code of Conduct whilst undertaking their role as a Councillor. Where a matter arises at a meeting which **relates to** a Disclosable Pecuniary Interest, you must declare the interest, not participate in any discussion or vote on the matter and must not remain in the room unless granted a dispensation.

Where a matter arises at a meeting which **relates to** other Registerable Interests, you must declare the interest. You may speak on the matter only if members of the public are also allowed to speak at the meeting but must not take part in any vote on the matter unless you have been granted a dispensation.

Where a matter arises at a meeting which **relates to** your own financial interest (and is not a Disclosable Pecuniary Interest) or **relates to** a financial interest of a relative, friend or close associate, you must disclose the interest and not vote on the matter unless granted a dispensation. You may speak on the matter only if members of the public are also allowed to speak at the meeting.

Members are reminded that they should continue to adhere to the Council's approved rules and protocols during the conduct of meetings. These are contained in the Council's approved Constitution.

If Members have any queries as to whether a Declaration of Interest should be made please contact the Monitoring Officer at – monitoringofficer@northnorthants.gov.uk

Press & Media Enquiries

Any press or media enquiries should be directed through the Council's Communications Team to NNU-Comms-Team@northnorthants.gov.uk

Public Enquiries

Public enquiries regarding the Authority's meetings can be made to democraticservices@northnorthants.gov.uk

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Minutes of a meeting of the Area Planning Committee Kettering

At 7.00 pm on Wednesday 7th September, 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 Emily Fedorowycz

Councillor Cedwien Brown
Councillor Paul Marks
Councillor Joseph John Smyth
Councillor Kevin Thurland

Officers

Louise Holland Development Services
Nigel Bell Legal Representative
Callum Galluzzo Democratic Services

1 Apologies for non-attendance

Apologies for non-attendance were received from Councillors Ian Jelley and Elliott Prentice.

It was noted that Councillor Paul Marks as acting as a substitute for Councillor Ian Jelley.

2 Members' Declarations of Interests

The Chair invited members to make any declarations of interest

No declarations were made

3 Minutes of the meeting held on 10th August 2022

RESOLVED that the minutes of the meetings of the Area Planning Committee (Kettering) held on 10th August 2022 be approved as a correct record.

4 Applications for planning permission, listed building consent and appeal information*

The Committee considered the following application for planning permission, which were set out in the Development Control's Reports and supplemented verbally and in writing at the meeting.

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

| <u>Proposed Development</u> | <u>Decision</u> |
|---|---|
| <p>*4.1 Full Planning Permission: Single storey side extension at 54 Northampton Road, Broughton for Mr M Gent</p> <p>Application No: NK/2022/0428</p> <p><u>Speaker:</u></p> <p>None</p> | <p>Members received a report about a proposal for which full planning permission was being sought for a single storey side extension.</p> <p>Members agreed that the application was satisfactory and raised no objection in contrary to the officer’s recommendation to approve the application</p> <p>Following debate it was proposed by Councillor Marks and seconded by Councillor Smyth 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 be begun before the expiration of 3 years from the date of this planning permission.
2. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details listed below.
3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be in accordance with the details submitted.

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

(Voting: Unanimous)

The application was therefore
APPROVED

6 Delegated Officers Report

None

7 Exempt Items

None

8 Close of Meeting

The meeting closed at 7:04pm

Chair

Date

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North Northamptonshire Area Planning (Kettering) Committee 02/11/2022

| | |
|---------------------------------|---|
| Application Reference | NK/2022/0531 |
| Case Officer | Louisa Johnson |
| Location | Art Gallery, Sheep Street, Kettering |
| Development | Advertisement Consent: 1 no. internally illuminated wall mounted sign |
| Applicant | K Purnell North Northamptonshire Council |
| Agent | Mr J Lock GSS Architecture |
| Ward | Northall Ward |
| Overall Expiry Date | 12/10/2022 |
| Agreed Extension of Time | |

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 Council is the applicant / landowner and there are unresolved, material objections to the proposal.

1. Recommendation

- 1.1 That advertising consent be GRANTED subject to conditions.

2. The Proposal

- 2.1 Advertisement Consent: 1 no. internally illuminated wall mounted sign.

3. Site Description

- 3.1 The site is the new entrance to the art gallery on Sheep Street, Kettering.

- 3.2 Site Constraints:
Kettering Town Centre Conservation Area
Grade II listed building
Setting of listed building

4. Relevant Planning History

- 4.1 List all previous planning applications as follows:

NK/2022/0287. S19. Variation of KET/2020/0697 (External alterations and extensions to include conversion of café to museum entrance, new ramps, removal of trees and creation of new public areas): Increase in roof height to first floor extension. Approved 23/06/2022.

NK/2022/0285. NMA. KET/2020/0696 (External alterations and extensions to include conversion of café to museum entrance, new ramps, removal of trees and creation of new public areas): Increase in roof height to first floor extension. Approved 23/06/2022.

NK/2021/0553. S19. Variation to Condition 2 (approved plans) and 8 (Plant Machinery) of KET/2020/0697 (External alterations and extensions to include conversion of existing café to Museum entrance, new ramps, creation of new public areas. Internal alterations to create exhibition space and offices, change toilet layout and replace staircase): Inclusion of a limited amount of low level roof plant within a concealed location. Increase in height of feature roof light over cafe area. Approved 28/07/2021.

NK/2021/0551. NMA. KET/2020/0696 (External alterations and extensions to include conversion of café to Museum entrance, new ramps, removal of trees and creation of new public areas): Inclusion of a limited amount of low level roof plant within a concealed location. Increase in height of feature roof light over cafe area. Approved 28/07/2021.

KET/2020/0697. KBC/LBC. External alterations and extensions to include conversion of existing café to Museum entrance, new ramps, creation of new public areas. Internal alterations to create exhibition space and offices, change toilet layout and replace staircase. Approved 20/01/2021.

KET/2020/0696. KBC. External alterations and extensions to include conversion of café to Museum entrance, new ramps, removal of trees and creation of new public areas. Approved 20/01/2021.

5. Consultation Responses

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 Parish / Town Council
The signage is not in keeping with the character of the buildings or the wider conservation area. The need for the sign to be illuminated and the manner in

which it is proposed to illuminate it is not acceptable or necessary. The materials proposed are not appropriate. The applicant is urged to consult on its proposals beforehand.

5.2 Neighbours / Responses to Publicity

39 number of letters have been received. The issues raised are summarised below:

The name 'Cornerstone' has no relation to the historic past of Kettering and gives no indication of what is inside these buildings.

The modern sign does not respect the heritage setting and is inappropriate on a listed building. The illumination downgrades the importance of the whole building and the Manor House.

5.3 Environmental Health

No comment

6. Relevant Planning Policies and Considerations

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 Legislation

The Town and Country Planning Act (Control of Advertisements) (England) Regulations 2007.

6.3 National Policy

National Planning Policy Framework (NPPF) (2021)
Policy 2. Achieving sustainable development
Policy 12 - Achieving well-designed places

6.4 North Northamptonshire Joint Core Strategy (JCS) (2016)

Policy 1: Presumption in favour of Sustainable Development
Policy 2: Historic Environment
Policy 8: North Northamptonshire Place Shaping Principles

6.5 Site Specific Part 2 Local Plan

Policy LOC1 – Settlement Boundaries

6.6 Kettering Town Centre Area Action Plan

Policy 11: Public Realm and Public Art
Policy 12: Heritage Conservation and Archaeology
Policy 23: The Cultural Quarter

7. Evaluation

The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended) state that the Local Planning Authority shall exercise their powers under these regulations only in the interests of amenity and public safety, taking into account the provisions of the development plan, so far as they are material, and any other relevant factors. Paragraph 67 of the National Planning Policy Framework states that only those advertisements which will clearly have an appreciable impact on a building or on their surroundings should be subject to the Local Planning Authority's detailed assessment; and that advertisements should be subject to control only in the interests of amenity and public safety.

Therefore, the key issues for consideration in this application are:

Amenity and Heritage implications
Highway safety implications
Cumulative Impact

7.1 Amenity and Heritage implications

- 7.1.1 The council is required by section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.
- 7.1.2 Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on a decision maker to pay special attention to the need to preserve or enhance the character or appearance of a conservation area.
- 7.1.3 The application site is located on Sheep Street and forms the new entrance to the Museum part of the GLaM project (Alfred East Art Gallery, Library and Manor House Museum). The new entrance to the museum is located at the rear of the building facing the Manor House museum building and Council car park and is not visible from Sheep Street. The site falls within the town centre conservation area and the building is a grade II listed building as is the Manor House museum building.
- 7.1.4 The proposal is to erect one illuminated fascia sign located above the front elevation and measuring approximately 3.6m wide, the logo would be 76cm high and the lettering 32 cm high. The sign would be individually cut out and would protrude from the wall by 7cm from the wall. The sign would include a logo and the lettering 'Cornerstone'.
- 7.1.5 The front faces of the symbol and letters will be manufactured from Perspex Opal white acrylic and the illumination would form a glow rather than a direct beam. The illumination level would be controlled and adjustable by means of dimmable wide angle beam LED units that will illuminate the sign elements from the rear - these will be controlled by an external dimmable lighting controller. The maximum level of illumination that could be achieved would be 700 cd/m². However, the applicant has confirmed that the illumination level would be significantly lower than this.

7.1.6 The proposed sign is located within the conservation area, on a new extension to a listed building as well as being in the setting of another listed building and as such this is a sensitive location. Given this it is recommended that a condition is attached limiting the illumination levels to no more than 400 cd/m² a low level suitable for rural areas as set out in the *Professional Lighting Guide 05: The Brightness of Illuminated Advertisements*. It is considered that the proposed advertisement with cut out lettering of the sign, along with the low level of illumination in the form of a glow (to be secured by condition) would not have a significant detrimental impact on heritage assets.

7.1.7 The proposed sign would not be visible from the street or any residential properties and as such it is considered that it would not have an adverse impact on the amenity of the area.

7.2 Highway safety implications

7.2.1 In respect to public safety, The Town and Country Planning (Control of Advertisements (England) Regulations 2007 states that consideration should be given to safety of persons using the highway, the implications for interpretation of signs and the implications for the operation of any device used for the purpose of security. Policy 8 of the North Northamptonshire Joint Core Strategy and Saved Policy 33 of the Local Plan requires that signage does not prejudice highway safety.

7.2.2 There will be no adverse impact on highway safety as the proposed sign would be set within the site and the level of illumination would be low. The sign may be visible in long views from Bowling Green Road, however it is considered that the distance would be such that it would have an impact on highway safety. Therefore it is considered that the proposals would not have an adverse impact on the highway. It is therefore considered that the advertisement would not pose a risk to public safety.

7.3 Cumulative Impact

7.3.1 Having regard to existing signage / advertisements being displayed on other local units the proposed signage will not have an adverse cumulative effect on the amenity of the area or highway safety.

8. Other Matters

8.1 Comments: a number of comments raised concerns that the name 'Cornerstone' does not relate to the building and has no historical or cultural connect with Kettering. However, the name is not a matter that can be considered as advertisements are controlled with reference to their effect on amenity and public safety only. Therefore this has not been considered further here.

9. Conclusion / Planning Balance

- 9.1 The advertisement application is in accordance with the requirements of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, subject to the addition of relevant conditions. Consent should therefore be given.

10. Recommendation

- 10.1 That advertising consent be GRANTED subject to conditions.

11. Conditions

1. No advertisement is to be displayed without the permission of the owner of the site on which they are displayed (this includes the highway authority, if the sign is to be placed on highway land).

REASON: As required by the provisions of the Town and Country Planning (Control of Advertisements) Regulations and in the interests of amenity.

2. No advertisement shall be sited or displayed so as to -

(a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air, or

(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

REASON: As required by the provisions of the Town and Country Planning (Control of Advertisements) Regulations.

3. Any advertisement displayed and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

REASON: As required by the provisions of the Town and Country Planning (Control of Advertisements) Regulations.

4. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

REASON: As required by the provisions of the Town and Country Planning (Control of Advertisements) Regulations.

5. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

REASON: As required by the provisions of the Town and Country Planning (Control of Advertisements) Regulations.

6. The luminance of the advertisement shall not exceed 400 candela per square metre.

REASON: In the interest of the amenities of the area and heritage assets in accordance with Policies 2 and 8 of the North Northamptonshire Joint Core Strategy.

7. The illumination of the proposed sign shall be of a static non-intermittent type.

REASON: To protect the amenities of nearby properties.

12. Informatives

Positive/Proactive - amendments
Building Regulations consent required

List of plans

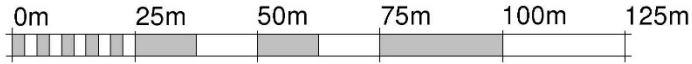
The plans and documents, some of which may have been subsequently referenced by the LPA, are set out below and form the basis for this decision:

| Title | NK Ref. | Agent's Ref | Received Date |
|--------------------------|----------------|--------------------|----------------------|
| Location plan | | (S)00E | 17/08/22 |
| Proposed site plan | | (00)01A | 11/08/22 |
| External signage 3D view | | (SK)58 | 11/08/22 |
| Advert location plan | | (SK)05 | 17/08/22 |
| Signage elevations | | (SK)59 | 17/08/22 |
| 1:1 signage drawing | NK/2022/0531/2 | | 17/08/22 |
| External signage details | NK/2022/0531/3 | | 14/10/22 |

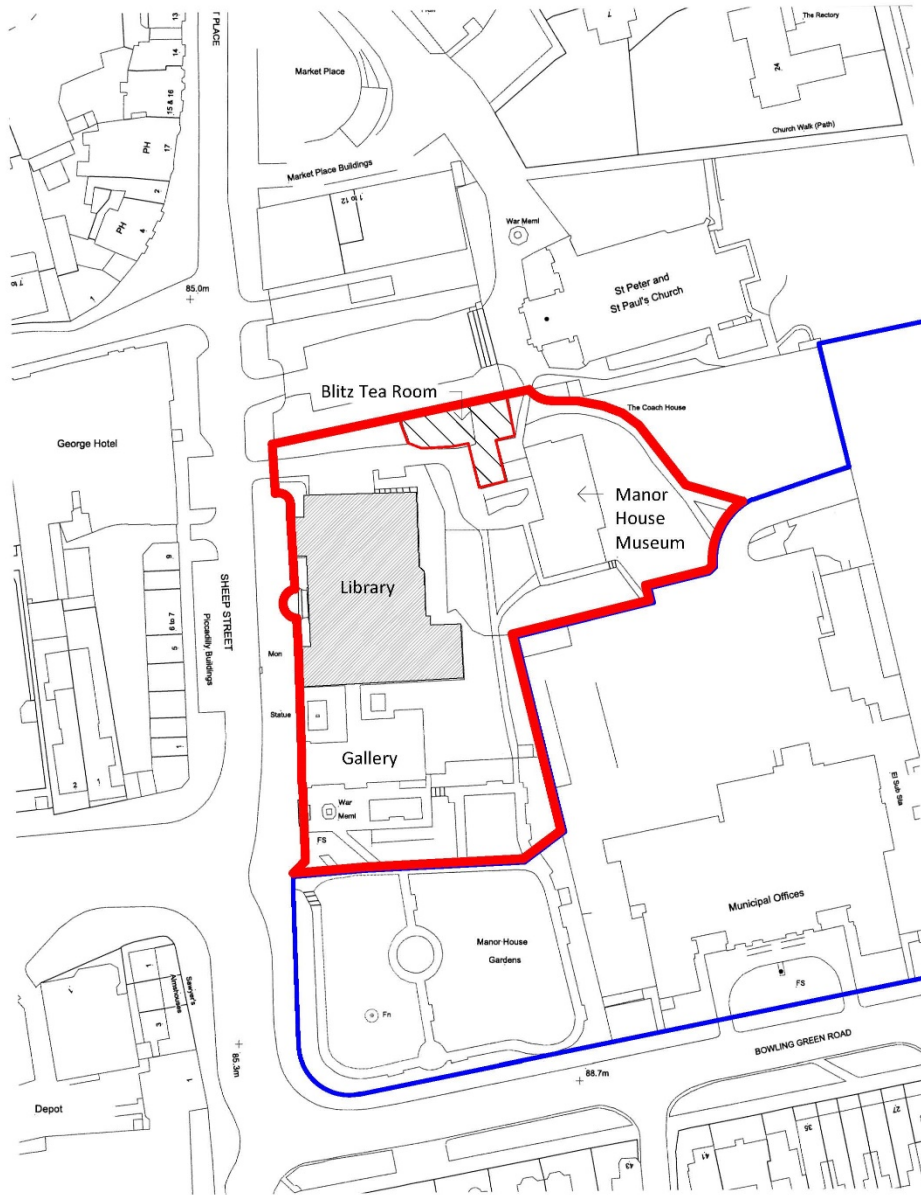
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VISUAL SCALE 1:1250 @ A4



This drawing is purely for discussion purposes only. It is not to be taken as a proposal for construction detailing, and instead it is primarily intended to convey the overall spatial layout of the building or parts of it. Please refer to the developed production information drawings for detail, construction and measurement purposes.

PRELIMINARY ISSUE

Drawing Title:
Site Location Plan

| | |
|--------------|----------|
| File Number: | K075b |
| Drawn By: | LTDS |
| Checked By: | WFA |
| Scale@A4: | 1:1250 |
| Date: | 29.09.20 |
| Dwg No: | (S)00 |
| Rev: | E |

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| Rev. | Date | Drawn | Chkd | Description |
|------|----------|-------|------|-----------------------------|
| D | 29.07.22 | JAL | TJ | Disclaimer on sheet removed |
| E | 17.08.22 | JAL | SAR | A4 sheet updated |

- Site Boundary
- Other Owned Land
- Leased by Blitz Tea Room
- Northamptonshire County Council - owned Library

Project Title:
Kettering Gallery, Library and Museum Integration

Client:
Kettering Borough Council