

Minutes of a meeting of the Area Planning Committee Kettering

At 7.00 pm on Tuesday 17th January, 2023 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 Ian Jelley
Councillor Elliot Prentice
Councillor Paul Marks

Officers

Richard Marlow	Development Services
Alan Chapman	Development Services
Alison Riches	Development Services
Nigel Bell	Legal Representative
Callum Galluzzo	Democratic Services

18 Apologies for non-attendance

Apologies for absence were received from Councillor Joseph Smyth

19 Members' Declarations of Interests

No declarations of interest were received after the chair invited any declarations from members.

20 Minutes of the meeting held on 30th November 2022

RESOLVED

that the minutes of the meetings of the Area Planning Committee (Kettering) held on 30th November 2022 be approved as a correct record

21 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. Four speakers attended the meeting and spoke on applications in accordance with the Right to Speak Policy.

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

<u>Proposed Development</u>	<u>Decision</u>
<p>*4.1 Full Planning Permission: Three storey rear extension, rear extension to floors one and two, conversion of two storey detached garage and ground floor to create 4 no. one bedroom apartments, 1no. two bedroom apartment, plus an increase in floor space for an existing apartment at 3 London Road, Kettering for Inspired Agents</p> <p>Application No: NK/2022/0425</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 Three storey rear extension, rear extension to floors one and two, conversion of two storey detached garage and ground floor to create 4 no. one bedroom apartments, 1no. two bedroom apartment, plus an increase in floor space for an existing apartment</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 APPROVED subject to the following conditions:</p>

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.
2. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details listed below.
3. Prior to the commencement of development a 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 construction.
4. In the event that unexpected contamination is found at any time when carrying out the development hereby approved, it must be reported immediately to the Local Planning Authority. Development works at the site shall cease and an investigation and risk assessment undertaken to assess the nature and extent of the unexpected contamination. A written report of the findings shall be submitted to and approved by the Local Planning Authority, together with a scheme to remediate, if required, prior to further development on site taking place. Only once written approval from the Local Planning Authority has been given shall development works recommence.

5. Works audible at the site boundary will not exceed the following times unless with the written permission of the Local Planning Authority 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. 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.
7. The apartments hereby approved 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).
8. The first and second floor staircase windows of the development hereby approved shall be obscure glazed and fixed shut up to a level of 1.7 metres above floor level, and thereafter retained in that form.

(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: Demolition of bungalow and erection of 1 no. dwelling at 7 Main Street, Ashley for Mr J Ward Walter Ward Country Homes Ltd</p> <p>Application No: NK/2022/0477</p> <p><u>Speaker:</u></p> <p>Nick Baker attended the meeting and addressed the committee as a third party objector. Mr Baker raised objections stating that the proposed development would not be in keeping with the local character and that the height of the development would be create loss of privacy and light to the surrounding area.</p> <p>Cllr Stephen Castens attended the meeting and addressed the committee as the representative for Ashley Parish Council stating objections due to the sensitive location of the proposed development. Cllr Castens also raised concerns due to the close proximity of the proposed development to the neighbouring church which would have a detrimental impact on privacy.</p> <p>Cllr Mike Tebbutt attended the meeting and addressed the committee as the ward councillor for the proposed development raising concerns with comments from Historic England. Cllr Tebbutt raised issues relating to the visualisation core special strategy.</p> <p>Tim Bale attended the meeting and addressed the committee as the agent on behalf of the applicant stating the applicant was keen to engage with planners and more then willing to compromise leading to a number of reiterations in terms of setting and design.</p>	<p>Members received a report about a proposal for which full planning permission was being sought for the demolition of bungalow and erection of 1 no. dwelling.</p> <p>Members raised concerns regarding the number of local objections as well as differing messages from Historic England. Members raised concerns regarding the loss of light and amenity impact and significant overshadowing associated with the development.</p> <p>It was confirmed to members that permitted development rights has been removed</p> <p>Following debate it was proposed by Councillor Jelley and seconded by Councillor Prentice 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. No development above building slab level shall commence on site until details of the types and colours of all external facing and roofing materials to be used, together with samples, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.
4. No development above slab level shall take place on site until full details of all windows, doors, any verge detailing and rainwater goods 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.
5. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.
This written scheme will include the following components, completion of each of which will trigger the phased discharging of the condition:
 - (i) fieldwork in accordance with the agreed written scheme of investigation;
 - (ii) post-excavation assessment (to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority);
 - (iii) completion of post-excavation analysis, preparation of site archive ready for deposition at a store (Northamptonshire ARC) approved by the Planning Authority, completion of an archive report, and submission of a publication report to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority.
6. Prior to the commencement of development a 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 construction.
7. 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.
8. 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.

9. No earthworks or groundworks shall take place until a plan prepared to a scale of not less than 1:500 showing details of existing and intended final ground and finished floor levels has 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.
10. The apartments hereby approved 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 Document G - Sanitation, hot water safety and water efficiency (2015 edition).

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

(Voting: For 5, Against 2)

The application was therefore
APPROVED

<u>Proposed Development</u>	<u>Decision</u>
<p>*4.3 Full Planning Permission: Replace windows with PVCU and insert four windows on West elevation at 47 Station Road, Desborough for Mr G Garcha</p> <p>Application No: NK/2022/0614</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 to replace windows with PVCU and insert four windows on West elevation.</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 Dell 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. Notwithstanding the hereby approved drawings and details, all windows serving a bathroom or toilet shall be fully glazed with obscure glass and thereafter permanently retained as such.

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

(Voting: Unanimous)

The application was therefore
APPROVED

25 Delegated Officers Report

None

26 Exempt Items

None

27 Close of Meeting

The meeting closed at 8.00 pm

Chair

Date