

**North Northamptonshire Area Planning (Kettering)
Committee
08/03/2023**

Application Reference	KET/2020/0292
Case Officer	Louisa Johnson
Location	Grange Methodist Church, Stamford Road, Kettering
Development	Full Planning Permission: Demolition of Methodist Church building and erection of 8 new dwellings
Applicant	Mrs L Hunt, Kettering Borough Council
Agent	Mr J Edwards Corporate Architecture Limited
Ward	Avondale Grange
Overall Expiry Date	30/06/2020
Agreed Extension of Time	31/08/2022

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.

1. Recommendation

1.1 That planning permission be GRANTED subject to conditions.

2. The Proposal

2.1 Full Planning Permission: Demolition of Methodist Church building and erection of 8 new dwellings

3. Site Description

3.1 The application site is formed of the disused Grange Methodist Church and its grounds including parking area. The church building is located on the North Eastern end of the site with open space to the rear and side of the church building. There is access off a residential road which is set back from the main Stamford Road with a planted buffer zone of approximately 18 metres in width.

3.2 Site Constraints:
A Road

4. Relevant Planning History

4.1 List all previous planning applications as follows:

KET/2007/0072 - Residential development – Approved 16/04/2007

KB/1959/0491 – Church Hall – Approved 24/09/1959

KB/1956/0042 - Church buildings, school rooms and ancillary accommodation – Approved 24/02/1956

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

Comments received 07/07/2022

- Members supported this application and were keen to see this derelict and overgrown site redeveloped, but the application would benefit from:-
- The retention of the tree identified in the ecological report or its replacement
- Identifying covered cycle storage and electric vehicle charging points within the plans. Reflecting current building regulations in respect of heat pumps, solar panels.

Comments received 02/02/2023

- Whilst the revisions are an improvement on the previous plans, the biodiversity impact assessment report seems to suggest a net loss in habitat and therefore doesn't meet the Measurable net gain as required by the National Planning Policy Framework (NPPF) 2021 and the Environment Act 2021, as well as local planning policy within Policy 4 of the Adopted North Northamptonshire Joint Core Strategy 2011 – 2031 and the Biodiversity Supplementary Planning Document for Northamptonshire.' We would like to suggest that the applicant creates replacement and additional habitats elsewhere - potentially the strip of green which runs in front of the proposed development.

5.2 Neighbours / Responses to Publicity

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

- The development appears too large for the plot with overlooking of nearby gardens particularly from plots 3 and 6.
- Concern regarding the close proximity of plot 1 to 146 Stamford Road and in particular because any building there will overshadow the kitchen and block the main source of light into it. The closeness will have a significant overbearing impact on the privacy enjoyed freely by this owner of this property for over thirty years.

5.3 Local Highway Authority (LHA)

Comments provided 16/02/2023

Stamford Road (A4300) is part of the country's Strategic Route Network.

Access

1. The one-way access/egress route is noted to be private with signage directing users. As previously advised, dwellings 3-6 should be accessed via a shared private drive with a single point of access/egress to/from the public highway.

2. The LPA must satisfy itself as regards servicing of the site.

3. No vehicle and pedestrian visibility splays as previously required are detailed.

4. The gradient of a vehicular access should not exceed 1 in 15 for a minimum of the first 5.0m the highway boundary.

5. All accesses should detail A means of drainage across the back of the highway boundary (linear drain), across the proposed site access draining to soakaways contained within the applicant's own land is required. It is unlawful for surface water to drain from private property onto the public highway.

6. 2.7m as required between adjacent runs of dropped kerb to allow for x2 tapered and x1 full height kerb is not achieved between plots 1/2 7/8.

Parking Numbers & Layout

7. Cycle parking is required at 1 space per bedroom. Cycle parking should be covered, secure, overlooked and easy to use. No cycle lifting should be required.

8. The applicant/LPA should consider EV charging facilities.

5.4 Environmental Health

Air Quality

- It is not expected that the site will be adversely impacted by or that it will have an adverse impact on air quality. However, the applicant should submit proposals for minimising any adverse impacts on air

quality from the operational phase of the development. (NPPF - 8.c), 174.e.)

Land Contamination.

- The Site Report (2) 29/04/2020 (an undated or referenced document by BSP Consulting) is a commentary on an environmental search report for the site which indicates that:
 - That full Radon protection measures will be necessary in the construction.
 - Made Ground may be present locally beneath the site and has the potential to contain concentrations of some metals, PAHs, phenols and asbestos, which might
- published Soil Guideline Values / assessment criteria for the proposed residential end usage of the site. In view of the above, it is recommended that allowances are made for excavating any Made Ground and disturbed topsoil / strata from the proposed garden and soft landscaping areas for appropriate off-site disposal at a suitably licensed recycling / waste management facility. Ground levels in those areas should be reinstated using chemically suitable subsoil and / or topsoil, as appropriate.
 - The desk study information indicates that the Northampton Sand & Ironstone strata beneath the site is likely to contain naturally elevated concentrations of arsenic and lead. Supplementary 'bio-accessibility' laboratory testing, assessment and liaison with the Local Authority, NHBC, etc., is likely to be required to confirm that any topsoil / strata with naturally elevated arsenic & lead is suitable to be retained at near surface horizons on the site.
 - If an oil fired heating boiler, etc., has been present within the existing church building, the possibility of some localised contamination with fuel oil cannot be completely discounted. Any such fuel oil contamination may require excavation as a 'hot spot' for appropriate off-site disposal.

Noise.

- The site is located on a service road to the east side of the A4300. The Strategic Noise Mapping for England indicates that the site maybe adversely impacted by traffic noise and the significance of the impact has not been assessed in the proposal and design process. There is no information about how the design of the development has been influenced by the noise environment or any proposals for any necessary noise mitigation. The design should achieve the residential internal and external noise levels specified in BS8233:2014.

It is recommended that the following conditions should be attached to any consent that is given:

- Land Contamination
- XCL4 Unexpected Contamination
- XN1 Protection from Noise (all residential in close proximity to road, rail, and non domestic uses)

- XCD2 Working hours for construction
- XCD3 Construction/Demolition Method Statement

5.5 NNC Nature Development

The biodiversity impact assessment has confirmed the proposal would deliver a net loss, which would not be consistent with JCS Policy 4, NPPF paragraph 174 or recent appeal decisions. If the council is minded to approve the application despite the loss a number of conditions would be required. These were set out in my original consultation response on 5 August 2020 and remain unchanged:

The site's habitats are of low ecological value, however a number of key species have been confirmed as using the site and therefore mitigation will be required. Most importantly, the church building has been confirmed as a bat roost which will be destroyed when the building is demolished; a protected species licence will therefore need to be conditioned: Works to and/or demolition of the building identified as Grange Methodist Church on 'Existing Site Plan – Topographical Survey' drawing 4720/GM/19/002 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.

It has also been confirmed that hedgehogs are using the site for foraging, and house sparrows have been nesting in the shrubs. I would therefore recommend that the close board fencing identified in drawing (90)001 rev B be required to include hedgehog holes to allow the species to continue moving through the site. Sparrow terraces (e.g. Schwegler 1SP) should be mortared into suitable locations on two or three of the dwellings to compensate for the loss of nesting sites. Once installed these would not require ongoing maintenance. Similarly, I would recommend integral bat bricks be installed on suitable locations on at least four of the dwellings to provide new bat roosting opportunities which would also be maintenance-free. I would suggest that the scheme of bat and bird nest bricks be secured by condition.

Finally, due to the presence of bats the external lighting scheme should be consistent with the 2018 *Bats and artificial lighting in the UK* by the Bat Conservation Trust and Institute of Lighting Professionals.

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 National Policy

National Planning Policy Framework (NPPF) (2021)

National Planning Practice Guidance (NPPG)

National Design Guide (NDG) (2019)

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

Policy 1 – Presumption in favour of sustainable development

Policy 4 – Biodiversity and Geodiversity

Policy 6 - Development on Brownfield Land and Land affected by contamination

Policy 8 – North Northamptonshire place shaping principles

Policy 9 - Sustainable Buildings

Policy 11 – The network of urban and rural areas

Policy 15 – Well-connected towns, villages and neighbourhoods

Policy 29 – Distribution of new homes

Policy 30 – Housing Mix and Tenure

6.4 Site Specific Part 2 Local Plan

Policy LOC1 – Settlement Boundaries

Policy HOU1 – Windfall and Infill Development: Principles of Delivery

Policy HWC2 - Protection of Community Facilities and Proposals for New Facilities

7. **Evaluation**

The key issues for consideration are:

- The principle of development
- Design and impact on the street scene
- Amenity of future occupiers
- Impact on Residential Amenity
- Highways and parking
- Biodiversity
- Refuse
- Sustainable construction & design
- Contaminated Land

7.1 **Principle of Development**

7.1.1 The proposal involves the demolition of the existing church building and the erection of eight new dwelling with associated access and parking. The application site is located within the Kettering town boundary.

7.1.2 Policy 8 of the NNJC seeks a high standard of design which respects and enhances the character and visual amenity of the surrounding area.

- 7.1.3 Policy 29 of the NNJCS states that 'New housing will be accommodated in line with the Spatial Strategy with a strong focus at the Growth Towns as the most sustainable locations for development, followed by the Market Towns. The re-use of suitable previously developed land and buildings in the Growth Towns and the Market Towns will be encouraged.'
- 7.1.4 Policy 30 of the NNJCS states that 'the mix of house types within a development should reflect: The need to accommodate smaller households with an emphasis on the provision of small and medium sized dwellings (1-3 bedrooms) including, where appropriate, dwellings designed for older people.'
- 7.1.5 Policy HOU1 of the SSLP2 states that 'Windfall and infill development within settlement boundaries, including the complete or partial redevelopment of residential garden land, will generally be accepted in principle providing there is no erosion to the character and appearance of the area and no detrimental effects to the environmental quality, amenity and privacy enjoyed by existing residents.'
- 7.1.6 The proposal involves the loss of the existing church use, the church dates back to the 1940's but is no longer used and has not been used for some time. While the proposal would result in the loss of the church, it is considered that this would be outweighed by the provision of social housing on the site which would provide a public benefit.
- 7.1.7 The site is located within the boundary of Kettering, in an established residential area where generally the principle of residential development is considered acceptable in accordance with the relevant policies of the NNJCS

7.2 **Visual Impact**

- 7.2.1 Policy 8 d) of the NNJCS requires development to respond to the site's immediate and wider contexts such as the overall form, character and landscape setting, a view reinforced by policy 12 of the NPPF.
- 7.2.2 The site is currently formed of a large building to the north western side of the site with hardstanding to the front and a large area of open space to the side and rear. The proposal would involve the demolition of the building and the erection of eight dwellings with access and associated parking.
- 7.2.3 The proposal would result in a significant change to the appearance of the site and the loss of the open feel of the site. However, the site is unusual in this otherwise largely residential area with predominately properties fronting onto the street with limited spacing between them.
- 7.2.4 The proposed plots 1, 2, 7 and 8 fit in with the existing building line with plots 3, 4, 5 and 6 set back in the site. The proposed plot and house sizes fit in with the pattern of development and the proposed style of the dwellings fits

in with the character of the surrounding area. The site has been redesigned from the originally submitted scheme to address concerns with the impact on neighbouring properties and floorspace standards.

- 7.2.5 The proposal is considered to be acceptable in terms of its impact on the character and appearance of the area and the streetscene in accordance with policy 8 of the NNJCS and policies 12 and 16 of the NPPF.

7.3 **Amenity of Future Occupiers**

- 7.3.1 Policy 8 e(i) of the NNJCS requires that development does not result in an unacceptable impact on the amenities of neighbouring properties, by reason of noise, vibration, pollution, loss of light or overlooking.
- 7.3.2 Policy 30 of the NNJCS requires new dwellings to meet the Technical Housing Standards – nationally described space standards as a minimum.
- 7.3.3 The proposal is for 4 x two storey 3 bed houses, 2 x 2 bed bungalows and 2 x 1 bed bungalows with parking and gardens. The proposed dwellings meet the minimum floorspace standard required for dwellings of their size. Each property has a reasonably sized garden which is considered to be adequate for properties of this size and are similar to the gardens of surrounding properties.

7.3.4 The proposed dwellings comply with the requirements of the Technical Housing Standards – nationally described space standards, March 2015. The proposal would be acceptable in terms of the amenity of future occupiers and in accordance with policies 8 and 30 of the NNJCS.

7.4 **Impact on Residential Amenity**

7.4.1 Policy 8 of the JCS requires development not to result in an unacceptable impact on neighbouring amenity by reason of noise, vibration, smell, light or other pollution, loss of light or overlooking.

7.4.2 The site backs onto 11 – 23 Judith Road and shares side boundaries with 146 and 160 Stamford Road.

7.4.3 An objection has been received on the grounds that the proposed development is too large for the plot size with overlooking of adjacent gardens, particularly from plots 3 and 6 which give poor amenity provision to the affected adjacent plots.

7.4.4 It is considered that the proposed layout and plots are similar to the pattern of development in the surrounding area and given this it is considered that the proposal does not form an overdevelopment of the site.

7.4.5 The dwellings on plots 3 and 6 have been moved further forward in the plots, at officer request to reduce the impact on neighbours to the rear, increasing the garden depth to approximately 5m on plot 6 and 6.15m on plot 3 from 3.9m originally proposed, with the other dwellings further away. This gives a back to back separation distance of 15m between the proposed dwelling on plot 3 and the neighbour and 13.4m between the proposed dwelling on plot 6 and the neighbour which is considered to be adequate to protect the privacy and amenity of these properties given that the dwellings on plots 3, 4, 5 and 6 are single storey bungalows. It is considered that it would be appropriate to attach a condition removing permitted development rights in terms of extensions to or windows within the roof of these dwellings to ensure that the privacy of neighbours to the rear is protected.

7.4.6 It is considered that the proposal would not have a detrimental impact on 11-23 Judith Road subject to conditions and in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

7.4.7 An objection has been received from the occupant of 146 Stamford Road on the grounds that the proposed dwelling on plot 1 would overshadow the kitchen at no. 146 and block the main source of light into it. They have also objected on the grounds that the proximity of the house on plot 1 would have a significant overbearing impact on the occupant of no. 146 and their privacy which they have enjoyed freely for over thirty years.

7.4.8 The scheme has been redesigned to address the impact on 146 Stamford Road by moving the dwelling on plot 1 further away from no. 146 and

redesigning the house on plot 1 to reduce its impact on light received by no. 146.

- 7.4.9 The proposed dwelling would be approximately 4m from the boundary with no. 146 and 5.2m from the side elevation of no. 146, significantly further away than the 2.4m originally proposed. The roof has also been re-designed so that the roof pitches away from no. 146 with a hipped roof design instead of the gable originally proposed reducing the massing facing no. 146. In addition, there would be no windows at first floor level in the side elevation facing no. 146, which could be secured by condition, and as such the privacy of no. 146 would not be affected. It is considered that the separation distance between the proposed dwelling and no. 146 and the change to the roof are sufficient to ensure that the proposal does not result in a significant loss of light to 146 Stamford Road.
- 7.4.10 The proposed dwelling on plot 8 would be approximately 5.1m from the side elevation with 160 Stamford Road, the first floor side elevation facing no. 160 would be blank. Therefore subject to a condition preventing the insertion of any windows in the first floor side elevation of plot 8, it is considered that the proposal would not have a detrimental impact on 160 Stamford Road.
- 7.4.11 It is considered that there will be no unacceptable impact on the amenity of neighbouring residents, subject to conditions, through this proposal in accordance with policy 8 of the NNJCS.

7.5 Highways and parking

- 7.5.1 Policy 8 b) ii) of the NNJCS requires new development to have a satisfactory means of access, provide for parking, servicing and manoeuvring to adopted standards, and not to have an adverse impact on the highway network nor prejudice highway safety.
- 7.5.2 Access to plots 1, 2, 7 & 8 is proposed to be directly off Stamford Road via single private drives. Plots 3, 4, 5 & 6 are proposed to be accessed via a shared private drive, the proposed access is approximately 4.5m wide which complies with the 4.5m specified in the NCC LHA Standing Advice for private drives; this means that the access would no longer need to be one-way as 4.5m is sufficient for two vehicles to pass. The accesses have been amended to vehicle crossovers as required by Highways.
- 7.5.3 It is noted that Highways state that they would advise dwellings 3 – 6 be served via a single point of access/egress. However, it is considered that this should be considered against highway safety and the proposal would reduce the number of accesses serving these four dwellings from 4 to 2 and as such it is considered that subject to the access being acceptable in all other matters, it would not be unreasonable to allow this arrangement.
- 7.5.4 The site is located on a straight section of road, which is a service road set back from the main part of the A road with a vegetation buffer in between;

therefore it is considered that appropriate vehicular and pedestrian visibility splays can be secured by condition.

7.5.5 Each of the properties has two off road parking spaces which is considered to be adequate for properties of these sizes, it is considered that a condition requiring the parking spaces to be provided and retained as such would be appropriate to ensure adequate parking is maintained.

7.5.6 Therefore, subject to conditions securing the provision of the accesses, visibility splays, surface water drainage and parking, it is considered that the application is acceptable in terms of access and parking in accordance with policy 8 of the NNJCS.

7.6 **Biodiversity**

7.6.1 Policy 15 of the NPPF requires Local Planning Authorities to aim to conserve and enhance biodiversity by permitting development only where significant harm can be avoided. This is enforced through Policy 4 of the North Northamptonshire Joint Core Strategy that 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.

7.6.2 A Preliminary Ecology Appraisal Report, a Phase 1 and Protected Species Report, a BIA Proposed Habitat Plan and a Biodiversity Impact Assessment and Enhancement Strategy have been submitted with the application.

7.6.3 The Phase 1 and Protected Species Report found two common pipistrelle day roosts within the church building. As such the demolition of the building will require European Protected Species licence before any work can commence. As such mitigation will be required to compensate for the loss of the roosts within the building and will likely include erecting a bat box to function as a donor box during the construction phase, appropriate supervision by a trained ecologist during the demolition and the integration of two permanent bat boxes into the new dwellings. Therefore a condition securing a mitigation strategy is recommended.

7.6.4 The report also found the presence of a flock approximately 30 house sparrows using the site for foraging and general cover, therefore it is recommended that where possible vegetation / tree pruning is carried out,

outside bird nesting season or appropriate checks carried out if this not possible. The presence of hedgehogs was also noted on the site, hedgehogs are a Species of Principal Importance (NERC Act, 2006). The report recommends measures to protect hedgehogs including mammal gaps of 15cm x 15cm at the base of garden fences within the development is suggested to allow movement across the residential area and measures to minimise injury during construction including the provision of fauna ladders in any excavations, dismantle rubble/log piles by hand and no fires left burning overnight, which can be secured by condition.

7.6.5 The Biodiversity Impact Assessment and Enhancement Strategy includes an assessment against the DEFRA metric 3.1 and calculates that the site has 0.79 habitat units and 0.31 hedgerow units.

7.6.6 The Biodiversity Impact Assessment and Enhancement Strategy states that the initial review yielded a 42% loss as a result of the development. The applicant has sought to minimise the biodiversity loss on site by included new tree planting, shrub borders and native hedgerows and has reduced the net loss to 38.78%.

7.6.7 The applicant's Ecological consultant has calculated that the following would be required to compensate for the net loss and provide a 1% gain for the site:

- Planting 8 small and 2 medium Urban Trees in moderate condition (recommend native species of local stock) and
- Creating 0.091 Ha / 910 square meters of Modified Grassland in moderate condition (e.g. through seeding with a local native wildflower lawn mix or reducing mowing frequency on existing grassland and adding additional species such as yellow rattle). This would need to be provided off site as it cannot be provided on site due to the constraints of the site.

7.6.8 The Council's ground services have confirmed that they can accommodate the requirements by planting at least 10 site specific trees (broadleaf species mix) and in addition change the maintenance regimes of the open amenity grassland area at [redacted] to deliver large areas of uncut grassland with some additional grassland [redacted] wildflower seed to support a greater range of wildlife. This would offset the biodiversity loss at the site and provide a biodiversity gain.

7.6.9 Therefore subject to conditions requiring a bat mitigation strategy and measures to protect hedgehogs and other small mammals on the site it is considered that the proposal would be acceptable in terms of biodiversity and in accordance with policy 4 of the North Northamptonshire Joint Core Strategy.

7.7 Refuse

7.7.1 There is adequate space on all of the plots for a bin store, plots 1, 2, 7 and 8 all front onto the street and therefore would present their bins in the normal way. Plots 3, 4, 5 and 6 are set back from the street and therefore two bin presentation points have been provided, one to the side of both plots 2 and 7

for these properties. These bin presentation points are close to the street and are considered to be an appropriate size to serve two dwellings each.

- 7.7.2 Therefore subject to a condition requiring details of bin presentation points to be provided in accordance with the submitted drawing, it is considered that the proposal is acceptable in terms of provision for refuse storage and collection in accordance with policy 8 of the NNJCS.

7.8 Sustainable construction & design

- 7.8.1 Policy 9 of the NNJCS requires development to incorporate measures to ensure high standards of resource and energy efficiency and reduction in carbon emissions. All residential development should incorporate measures to limit use to no more than 105 litres/person/day and external water use of no more than 5 litres /person/day which will be secured through condition.

- 7.8.2 A sustainability appraisal has not been submitted with the application, therefore it is considered that it would be appropriate to attach a condition requiring the submission of a Sustainability Appraisal and Energy Statement and calculations for water usage in each property. As such subject to this condition it is considered that the proposal complies with the requirements of policy 9 of the NNJCS.

7.9 Contaminated Land

- 7.9.1 The Council's Environmental Health team have requested a contaminated land condition and a Radon informative to ensure that the development is acceptable in terms of contaminated land.

- 7.9.2 Therefore subject to the above conditions and informative it is considered that the proposal is acceptable in terms of contaminated land in accordance with policies 6 and 8 of the North Northamptonshire Joint Core Strategy.

8. Other Matters

- 8.1 None

9. Conclusion / Planning Balance

- 9.1 The proposal is acceptable in principle and in terms of its impact on residential amenity, character and appearance and biodiversity.

10. Recommendation

- 10.1 That planning permission be GRANTED subject to conditions.

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 accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

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.

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.

4. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no additional openings permitted by Schedule 2, Part 1 Classes A or C shall be made in the first floor side elevation or roof plane facing 146 Stamford Road of the building on Plot 1.

REASON: To protect the amenity and privacy of the occupiers of adjoining property in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

5. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no additional openings permitted by Schedule 2, Part 1 Classes A or C shall be made in the first floor side elevation or roof plane facing 160 Stamford Road of the building on Plot 8.

REASON: To protect the amenity and privacy of the occupiers of adjoining property in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

6. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no building, structure or other alteration permitted by Classes A, AA, B and E of Part 1 of Schedule 2 of the Order shall be made on the application site.

REASON: To protect the amenity and privacy of the occupiers of adjoining property in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

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.

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

8. Prior to the commencement of any demolition works or 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.

REASON: Details are required prior to the commencement of development because demolition and construction management occurs early in the construction process and in the interests of safeguarding highway safety and residential amenity in accordance with Policy 8 of the Northamptonshire Joint Core Strategy

9. No development above slab level shall take place on site until details of the vehicular and pedestrian visibility splays have been submitted to and approved in writing by the Local Planning Authority. The agreed details shall be fully implemented before the buildings hereby approved are occupied and shall be maintained as such.

REASON: To ensure that the accesses are constructed to a satisfactory standard in accordance with policy 8 of the North Northamptonshire Core Spatial Strategy.

10. Prior to occupation of each dwelling the access for that dwelling shall be provided in accordance with the approved drawings and shall be maintained as such.

REASON: To ensure a satisfactory means of access to the highway in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

11. Prior to commencement of construction (not including demolition) the developer shall:

a) Remove all made ground from the site for disposal at an appropriate licensed facility, or

b) Assess the extent and depth of any made ground and take samples of it for laboratory analysis to determine if there are substances in it that could lead to the site being

considered as contaminated land (as defined in Part IIA of the Environmental Protection Act 1990) on completion of the development. If any such harmful substances are present

in the ground then the developer shall submit their proposals for remediation of the site to the LPA for approval prior to construction commencing.

c) On completion of either a) or b) above to submit a verification report to the LPA for approval prior to occupation of the new dwellings.

REASON: Contaminated land investigation is required prior to the commencement of development to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together

with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy 15 of the NPPF and Policies 6 & 8 of the North Northamptonshire Joint Core Strategy.

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

REASON: To ensure adequate on-site parking provision for the approved buildings and to discourage parking on the adjoining highway in the interests of local amenity and highway safety in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

13. Works to and/or demolition of the building identified as Grange Methodist Church on 'Existing Site Plan - Topographical Survey' drawing 4720/GM/19/002 shall not in any circumstances commence until 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.

REASON: In the interests of ecology in accordance with policy 8 of The North Northamptonshire Joint Core Strategy.

14. No works other than demolition shall take place until a Bat mitigation scheme and timing of implementation of these measures has been submitted to and approved by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON: In the interests of ecology in accordance with policy 8 of The North Northamptonshire Joint Core Strategy.

15. No works other than demolition shall take place until a wildlife mitigation scheme and timing of implementation of these measures has been submitted to and approved by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON: In the interests of ecology in accordance with policy 8 of The North Northamptonshire Joint Core Strategy.

16. The hard and soft landscaping shall be carried out as set out in the approved drawings. The works approved shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development whichever is the sooner. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed

or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

REASON: To improve the appearance of the site in the interests of visual amenity in accordance with policy 8 of the North Northamptonshire Core Spatial Strategy.

17. The boundary treatment shall be carried out as set out in the approved drawings. The buildings shall not be occupied until the approved scheme has been fully implemented in accordance with the approved details.

REASON: In the interests of the amenities and privacy of the neighbouring property in accordance with policy 8 of the North Northamptonshire Core Spatial Strategy.

18. The approved refuse presentation points shall be provided before the occupation of any of the dwellings affected and retained as approved thereafter.

REASON: Refuse details are necessary prior to the commencement of development in the interests of highway safety in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

19. Prior to the commencement of development above slab level, a scheme for achieving the noise levels outlined in BS8233:2014 with regards to the residential units shall be submitted and approved in writing by the Local Planning Authority. If closed windows are required to mitigate the noise then consideration shall also be given to the control of overheating and the provision of sufficient ventilation. Once approved the scheme shall be implemented before first occupation of the residential units and thereafter maintained in the approved state at all times. No alterations shall be made to the approved structure including roof, doors, windows and external facades, layout of the units or noise barriers.

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

20. All 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).

REASON: In the interests of water efficiency in a designated area of water stress in accordance with Policy 9 of the North Northamptonshire Joint Core Strategy.

12. Informatives

Positive/Proactive - amendments

Building Regulations consent required

Trees - British Standard

Trees - Bats & Birds

Radon - Protection of Dwellings Informative

Acoustic separation (all domestic dwellings) informative

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:

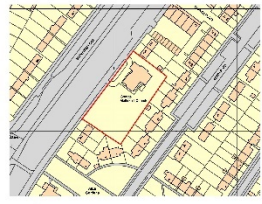
Title	KET Ref.	Agent's Ref	Received Date
Location plan		4720-001	29/04/20
Existing site plan		4720-002	29/04/20
FRA & drainage strategy		PR-C-001-P3	29/04/20
Design & Access Statement	KET/2020/0292/1		29/04/20
Ecology Report		RSE-3215-V1	29/04/20
Site Report	KET/2020/0292/2		29/04/20
Tree Survey		RSE-2063-01-V2	29/04/20
Phase 1 and Protected Species Report		RSE_3215_01_V2	13/07/20
Illustrative Landscape Plan		(08)010 Rev A	27/06/22
Control Chamber Details		GCGM-BSP-ZZ-XX-DR-C-0261 P02	27/06/22
Manhole Schedules		GCGM-BSP-ZZ-XX-DR-C-0150 P05	27/06/22
S184 layout		GCGM-BSP-ZZ-ZZ-DR-C-0180 P07	27/06/22
Setting out		GCGM-BSP-ZZ-ZZ-DR-C-0110 P02	26/01/23
Private Construction Layout		GCGM-BSP-ZZ-ZZ-DR-C-0230 P08	26/01/23
Surface Water Areas		GCGM-BSP-ZZ-ZZ-DR-C-0241 P07	26/01/23
External Levels		GCGM-BSP-ZZ-ZZ-DR-C-0210 P09	26/01/23
Private Drainage Layout		GCGM-BSP-ZZ-ZZ-DR-C-0240 P08	26/01/23
Drainage Required for Building Control		GCGM-BSP-ZZ-ZZ-DR-C-0242 P01	26/01/23
Proposed Site Plan		4720/GM/19/003 P7	26/01/23

House Type 1- Proposed Plans and Elevations		4720/GM/19/100 P4	26/01/23
House Type 2-Proposed Plans and Elevations		4720/GM/19/200 P4	26/01/23
House Type 3-Proposed Plans and Elevations		4720/GM/19/300 P4	26/01/23
Hard & Soft Landscaping Precedent Images		N0659 (08) 100 B	26/01/23
Hard Landscape Plan		N0659 (90)010 B	26/01/23
Soft Landscape Plan, Schedule and Specification		N0659 (96)010 B	26/01/23
BIA Proposed Habitat Plan		RSE_6506_BIAP_1222_V1R2	26/01/23
BIA Baseline Habitat Plan		RSE_6506_BIAB_1222_V1R2	26/01/23
Biodiversity Impact Assessment and Enhancement Strategy		RSE_6506_L1_V2	13/02/23
The Biodiversity Metric 3.1 – Calculation Tool spreadsheet		RSE_6506_BIA_V1R4	13/02/23

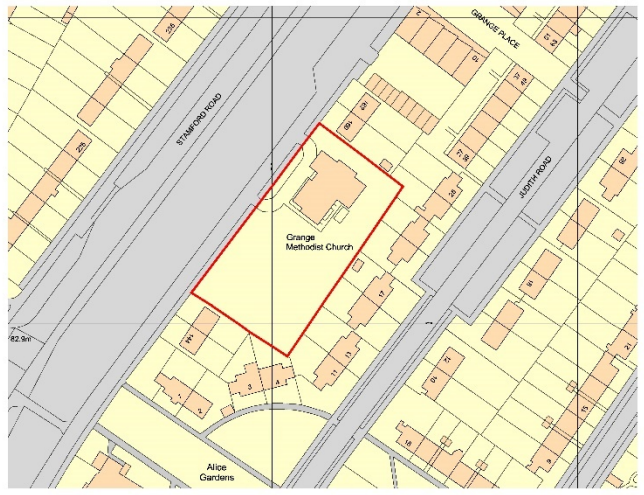
1. This drawing is the property of the Architect and shall not be used for any other purpose without the written consent of the Architect.
 2. The Architect is not responsible for any errors or omissions in this drawing.
 3. The Architect is not responsible for any construction or other work carried out in accordance with this drawing.
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Scale: 1:250
 Date: 19/01/2019
 Drawing No: 4720/GM/19/001



Location Plan



Location Plan

Drawing No: 4720/GM/19/001
 Project: Grange Methodist Church
 Client: Grange Methodist Church
 Date: 19/01/2019
 Scale: 1:250
 Drawing No: 4720/GM/19/001

