

NORTH NORTHAMPTONSHIRE COUNCIL

AREA PLANNING COMMITTEE (KETTERING)

Meeting held: 24th June 2021

Present:

Councillor Mark Rowley (Chair)
Councillors Cedwien Brown (Vice Chair), Robin Carter, Dez Dell, Paul Marks, Elliott Prentice, Kevin Thurland and Joseph Smyth

21.APCK.01 APOLOGIES

Apologies for the absence were received from Councillors Tebbutt and Dearing.

It was noted that Councillor Smyth was acting as a substitute for Councillor Tebbutt.

21.APCK.02 DECLARATIONS OF INTEREST

None

21.APCK.03 PLANNING APPLICATION REPORTS

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>*3.1 Full Planning Permission: Retention of mail order business from home workshop, including use of the workshop for light engineering operations associated with the sale of bird related equipment. (KET/2018/0937) at 4 Richardsons Lane, Loddington for Mr J Westwood</p> <p>Application No: NK/2021/0034</p> <p><u>Speakers:</u></p> <p>Cllr Jim Hakewill attended the meeting and addressed the committee as the ward councillor for the proposed development stating that application should be refused as the original development was established retrospectively without consent. Cllr Hakewill also stated that the business on site had a detrimental impact on residential amenity and that the development was not in keeping with the residential nature of neighbouring properties.</p>	<p>Members received a report about a proposal for which full planning permission was being sought for the retention of the current use of a the site as a home workshop for a mail order business, including use of the workshop for light engineering operations associated with the sale of bird related equipment.</p> <p>It was confirmed to members that the current use at the site had been granted a temporary two-year conditional planning approval under reference KET/2018/0937, to see if there would have been any impacts on residential amenity, and that this application sought to replace this with a permanent planning permission.</p> <p>Members sought clarification regarding the nature of the business and the prospect of the site being used to breed birds. Members also raised questions in relation to enforcement actions and complaints.</p> <p>It was confirmed to members that the business was a mail order business and that the breeding of birds was outside of the planning application. It was also confirmed that there had been no complaints to enforcement officers.</p> <p>Following debate it was proposed by Councillor Smyth and seconded by Councillor Prentice that the application be approved in line with the officers recommendation.</p> <p>It was agreed that the application be APPROVED subject to the following conditions:</p>

1. Within six months from the date of this approval a detailed scheme for gates and boundary treatments in front of the workshop building, located as shown on previously approved plan KET/2018/0937/2A on 13th March 2019 shall be submitted to the Local Planning Authority and approved in writing. The approved gates and boundary treatment are to be installed within two months of their approval and once installed shall be retained in that form thereafter.
2. The landscaping scheme shown on approved plan NK/2021/0034/2, received by the Local Planning Authority on 22nd March 2021 (as previously approved under reference KET/2019/0837 on 31st May 2019), shall be completed within six months

from the date of this permission. Any newly approved trees or plants which, within a period of 3 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.

3. Visibility splays of 2.4 metres by 2.4 metres are to be retained either side of the access with the public highway, and these splays shall thereafter be permanently kept free of all obstacles to visibility over 1 metre in height above carriageway level.
4. The mail order business use and its associated light industrial operations hereby approved taking place at the site shall enure for the benefit of the Applicant (Mr J Westwood) only and shall not enure for the benefit of the land and the use hereby permitted shall be discontinued on the date when Mr J Westwood ceases to occupy the premises where at which point the workshop building and the site as a whole shall have residential use only.
5. The workshop building, hereby approved shall only be used for business purposes associated with the mail order sale and manufacture of 'Falconry' equipment and for no other purpose whatsoever. For clarification this does not include the sale of birds.
6. The operation of any machinery associated with the business shall not take place anywhere on the application site except within the workshop building shown on the approved plans.
7. No equipment, materials, products, parts, containers, waste or any other articles associated with the business shall be stacked or stored on the site at any time except within the workshop building.
8. No plant or machinery shall be operated at the site (including within the workshop), except between the hours of 10:00-16:00 Mondays to Fridays and between the months of October and February (inclusive) only. There shall be no operation of plant or machinery at the site, on Saturdays, Sundays or recognised public holidays or between the months of March to September (inclusive). No customers shall be permitted to visit the site.

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

(Voting: For: Unanimous)

The application was therefore
APPROVED

21.APCK.03.2 NK/2021/0184

<u>Proposed Development</u>	<u>Decision</u>
<p>*3.2 Full Planning Permission: Erection of 1 no. dwelling and conversion of workshop/dwelling to form 3 no. dwellings at 22 Cransley Hill Broughton for Mr T James.</p> <p>Application No: NK/2021/0184</p> <p><u>Speaker:</u></p> <p>Jamie Sams attended the meeting and addressed the committee as a third party in favour of the proposed development. Mr Sams stated that he along with several other neighbouring properties were fully supportive of the development and that it would be a respectful and considerate addition to the village and greatly improve local traffic, pollution and noise pollution issues.</p> <p>Carol Taylor attended the meeting and addressed the committee as a third-party objector to the proposed development and stated that the proposed development was in contradiction to the Broughton Neighbourhood plan due to there being a shortage of 1-2 bedroom homes. Carol Taylor also stated that a nature conservation survey was essential to sure that no wildlife or vegetation was affected by the development.</p> <p>Tim James also attended the meeting and addressed the committee as the applicant for the proposed development stating that the current business site was not desirable for a modern business and so a new location was required. Mr James stated that the appearance of existing properties would be unaltered and that the proposed dwellings would have a minimal impact on neighbouring properties. Intention was to retain trees and hedging.</p>	<p>Members received a report about a proposal for which full planning permission was being sought for the erection of 1 no. dwelling to the rear of the site and conversion of the workshop/dwelling to form 3 no. dwellings</p> <p>Members agreed that the proposed development was satisfactory and saw no issue with approving the application as per the officer's recommendation.</p> <p>Following debate it was proposed by Councillor Brown and seconded by Councillor Carter that the application be approved in line with the officers 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 commence on site until details of the materials to be used for hard and paved surfacing have been submitted to and approved in writing by the Local Planning Authority. The approved surfacing shall be completed before the adjoining buildings are first occupied.
5. 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.
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. Prior to the commencement of any part of the development hereby permitted, a Construction and Traffic Management Plan must be submitted to and approved by the Local Planning Authority. The Construction and Traffic Management Plan must include and specify the provision to be made for the following:
Directional signage (on and off site).
A map, suitably scaled, to be printed and given to drivers detailing the routes to be used to access the site from the wider highway network.
Details of measures to prevent mud, dust and other such material migrating onto the highway from construction vehicles.
The location and type of wheel washing facilities.
The Construction and Traffic Management Plan shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction works.
8. 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.
9. 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.

10. No development shall take place on site until the access, [including the footway and/or verge crossing], has been constructed and lines of sight of 2m by 2m provided in accordance with the approved details. The sight lines shall thereafter be permanently retained and kept free of obstacles.
11. 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.
12. 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, B, C, D and E of Part 1 of Schedule 2 of the Order shall be [erected] [constructed] [made] on the application site.
13. 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 rear elevation or roof plane of House 4.
14. The window at first floor level on the rear elevation of house 4 shall be glazed with obscured glass and any portion of the window that is within 1.7m of the floor of the room where the window is installed shall be non openable. The window shall thereafter be maintained in that form.
15. No development above slab level shall take place on site until details of a refuse collection point for House 4 has been submitted to and approved in writing by the Local Planning Authority. The approved refuse collection point shall be provided before the occupation of any of the dwellings affected and retained as approved thereafter.
16. Prior to first occupation of the development [dwellings] a scheme of landscaping which shall specify species, planting sizes, spacing and numbers of trees and shrubs to be planted and any existing trees to be retained shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be carried out in the first planting and seeding seasons following the occupation of the building, unless these works are carried out earlier. Any newly approved trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
17. Development shall not commence until a drainage strategy including on and off-site works 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 strategy, and the building shall not be occupied or the use

commence, whichever is the sooner, until the approved strategy has been fully implemented.

18. No development shall take place until a scheme and timetable detailing the provision of fire hydrants (where required), sprinkler systems and their associated infrastructure for House 4 has been submitted to and approved in writing by the Local Planning Authority. The fire hydrants, sprinkler systems and associated infrastructure shall thereafter be provided in accordance with the approved scheme and timetable.

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

(Voting: Unanimous)

The application was therefore
APPROVED

21.APCK.04 DELEGATED OFFICERS REPORT

None

21.APCK.05 EXEMPT ITEMS

None

**(The Committee exercised its delegated powers to
act in the matters marked *)*

(The meeting started at 7.00 pm and ended at 7.32pm)

Signed.....

Chair