

Minutes of a meeting of the Area Planning Committee Kettering

At 7.00 pm on Thursday 30th September, 2021 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 Ian Jelley

Councillor Cedwien Brown
Councillor Paul Marks
Councillor Elliot Keith Prentice
Councillor Joseph John Smyth

30 Apologies for non-attendance

Apologies for absence were received from Councillor Kevin Thurland

It was noted that Councillor Larry Henson was acting as a substitute.

31 Members' Declarations of Interests

None

32 Minutes of the meeting held on 26th August 2021

RESOLVED

that the minutes of the meetings of the Area Planning Committee held on 26th August 2021 be approved as a correct record.

33 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. Two speakers attended the meeting and spoke on applications in accordance with the Right to Speak Policy. Two Written Statement was provided and read aloud to the committee.

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: Re-development of existing building into 9 no. residential units at 25 Harcourt Street, Kettering for Mr Allen</p> <p>Application No: KET/2020/0789</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 the conversion of the existing factory building with a roof extension to provide 9 residential units. The proposal also included a cycle store and a refuse store with minor alterations to an existing entrance, through installation of an automated roller-shutter door.</p> <p>The Planning Officer addressed the committee and provided an update which stated that additional comments had been received by neighbouring properties which raised concerns regarding the overlooking of gardens. Comments were also received which stated that a third party had witnessed a colony of honeybees nesting in the roof of the building at the site.</p> <p>Members heard that as a public authority in England, there is a duty to have regard to conserving biodiversity as part of its policy or decision making as set out in section 40 of the Natural Environment and Rural Communities Act 2006. Further to this an additional condition was recommended in order to provide added protection.</p> <p>Members agreed that the proposed development was satisfactory and saw no issue with approving the application as per the officer's recommendation with the additional condition.</p> <p>Following debate, it was proposed by Councillor Jelley and seconded by Councillor Smyth that the application be approved in line with the officer's recommendation and with the additional condition as set out in the officers update.</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. Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts A to D have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition D has been complied with in relation to that contamination.

A. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11(or any model procedures revoking and replacing those model procedures with or without modification)'.

B. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under

Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

D. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition A, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition B, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition C.

4. 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.
5. No development 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.
6. Notwithstanding the details already submitted, no development shall take place on site until full details of all windows and dormer windows have been submitted to and approved in writing by the Local Planning Authority. [The window details shall include glazing bar details at 1:2]. The development shall not be carried out other than in accordance with the approved details.
7. Any gates / doors provided for the bin and cycle store shall be hung so as to open inwards into the site only.
8. Prior to the occupation of the building hereby approved the refuse store and collection point, as shown on the approved plans, shall be provided. The development shall not be carried out other than in accordance with the approved

details and such provision shall be retained thereafter and kept available for such purposes.

9. Notwithstanding the details already submitted, prior to the commencement of the development hereby approved, a scheme for secure covered cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include detailed plan showing a cycle store with secure storage space for at least one cycle per bedroom and one additional visitor cycle space across the entire development, together with full details of the method of racking to be used which minimises the need for manual lifting. The approved scheme for secure covered cycle storage shall be provided prior to occupation of the residential units hereby approved. The development shall not be carried out other than in accordance with the approved scheme and retained in that form, maintained and kept available for such purposes thereafter.
10. Development hereby approved shall be carried out in full accordance with the submitted 'Air Quality Statement' February 2020 (Report Ref: AQ1768) received by the Local Planning Authority on 24th November 2020.
11. Notwithstanding the details already submitted, no development shall take place until an updated Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The required updated Construction Management Plan shall include the following details in addition to details included in the Construction Management Plan (ref: KET/2020/0789/2A) received by the Local Planning Authority on 24th November 2020 in support of this application:

- Detailed plan showing the location of on-site stores and facilities including the site compound, contractor & visitor parking and turning as well as un/loading point, turning and queuing for HGVs - this may require consultation with the local Police Force in order to ensure obstruction of the highway does not happen and to facilitate coned-off areas which will also require a highways license.

- Details of public impact and protection to include road & footway. Details of TROs and road / footway closures and re-routeings as well as signage, barriers and remediation.

- Public liaison position, name, contact details and details of public consultation/liaison.

The Development shall only be carried out in full accordance with the updated Construction Management Plan with all measures retained for the duration of the construction works unless otherwise agreed in writing by the Local Planning Authority.

12. Development hereby approved shall be carried out in full accordance with the submitted 'Protected Species Survey' March 2020 (our ref: KET/2020/0789/5) received by the Local Planning Authority on 8th January 2021.
13. No works to the roof shall commence until the building has been investigated for the presence of honeybees and associated active/occupied hives. In the event that either are found, no development shall commence within affected areas of the building which could otherwise cause disturbance or harm to the honeybees

or its hive until the live swarm has been removed and relocated to an appropriate alternative location within the local area by a suitably qualified person.

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

(Voting: For: Unanimous)

The application was therefore

APPROVED

<u>Proposed Development</u>	<u>Decision</u>
<p>*4.2 Full Planning Permission: Conversion and extension of existing barns to 1 no. dwelling including demolition of an agricultural barn, with new shared vehicular access at Moat Farm (barns adj), Corby Road, Little Oakley for Mr S Rees, Boughton Estates Ltd</p> <p>Application No: KET/2020/0876</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 extend and convert the existing barns to form one new dwelling, with associated access, parking and landscaping.</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. Notwithstanding the submitted details 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. Notwithstanding the submitted details, no development above slab level shall take place on site until a scheme for boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The building shall not be occupied until the approved scheme has been fully implemented in accordance with the approved details.
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 building, structure or other alteration permitted by Class A-E of Part 1 of Schedule 2 of the Order shall be erected/installed on the application site.

6. The development hereby permitted shall not be occupied or the use commence, whichever is the sooner, until the vehicle parking and turning area has been constructed, surfaced and marked out in accordance with the approved details, and that space shall thereafter be reserved for the parking, loading and unloading of vehicles.
7. 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.
8. Any gates provided shall be set back a distance of 5 metres from the edge of the vehicular carriageway of the adjoining highway and shall be hung so as to open inwards into the site only.
9. Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts A to D have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition D has been complied with in relation to that contamination.

A. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11(or any model procedures revoking and replacing those model procedures with or without modification)'.
B. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

D. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition A, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition B, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition C.

10. 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-fieldwork 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-fieldwork 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.
11. Prior to first occupation of the development dwelling a scheme of hard and soft landscaping works which shall specify species, planting sizes, spacing and

numbers of trees and shrubs to be planted, any existing trees to be retained, the layout, contouring and surfacing of all open areas shall be submitted to and approved by the Local Planning Authority. The works approved 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.

12. 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.
13. The dwelling hereby permitted shall not be occupied until details of an enclosed cycle store has been submitted to and approved by the Local Planning Authority and installed in accordance with the approved details. The store shall be retained at all times and used for no other purposes.
14. The following works including the demolition or conversion of the barns as shown on the approved drawings shall not in any circumstances commence unless the local planning authority has been provided with either:
 - a) A licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2019 authorising the specified activity/development to go ahead; or
 - b) Written confirmation from Natural England that the application site has been registered with the Bat Low Impact Class Licence scheme; or
 - c) A statement in writing from a suitably qualified ecologist to the effect that they do not consider that the specified activity/development will require a licence.

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

(Voting: Unanimous)

The application was therefore
APPROVED

<u>Proposed Development</u>	<u>Decision</u>
<p>*4.3 Application for Listed Building Consent: Conversion and extension of existing barns to 1 no. dwelling including demolition of an agricultural barn, with new shared vehicular access at Moat Farm (barns adj), Corby Road, Little Oakley for Mr S Rees Boughton Estates Ltd</p> <p>Application No: KET/2018/0895</p> <p><u>Speaker:</u></p> <p>None</p>	<p>Members received a report about a proposal for which listed building consent for works to extend and convert the existing barns to form one new dwelling, with associated access, parking and landscaping.</p> <p>Members agreed that the application was satisfactory and raised no objection in approving the application in line with the officers recommendation to approve the application</p> <p>Following debate it was proposed by Councillor Marks and seconded by Councillor Jelley 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 works to which this consent relate shall be begun before the expiration of 3 years from the date of this consent.
2. New rainwater goods shall be of black painted metal unless otherwise agreed in writing with the local planning authority.
3. No meter boxes, pipes, flues, ducting, extract vents, satellite dishes or lighting shall be fixed to the external fabric of the building unless agreed in writing with the local planning authority.
4. No work shall commence until section drawings to show the build up of floors, walls and roof, to include details of any insulation, membranes and internal surface finishes, have been submitted to and approved in writing by the local planning authority prior to the first upgrading of any internal walls, floors or roof. The works shall be carried out in accordance with the approved details.
5. A schedule of works and repairs methodology detailing any repointing (including mortar mix, colour and pointing profile) and any repairs or replacement of historic fabric where necessary (including wall plates and lintels) shall be submitted to and approved in writing by the local planning authority prior to the removal or repair of any historic fabric. The works shall be carried out in accordance with the approved details.

6. No work shall commence to the existing openings, including existing windows, doors and louvers until additional drawings showing details of new windows, doors and rooflights in section and elevation, at a scale between 1:1 and 1:20 as appropriate, retaining as much original fabric as possible, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
7. 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.

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

(Voting: For: Unanimous)

The application was therefore

APPROVED

<u>Proposed Development</u>	<u>Decision</u>
<p>*4.4 Full Planning Permission: Change of use of dwelling (C3) to care home for a child with two staff (C2) at 52 Church View Road, Desborough for Mrs J Jones Esland Care</p> <p>Application No: KET/2020/0876</p> <p><u>Speaker:</u></p> <p>Aida McManus submitted a written statement as the agent for the applicant which stated that the applicant was an established child-care provider and the proposal was to secure the long-term reuse of this family home and provide local employment opportunities whilst enhancing the vitality of the local economy. It was to provide specialist care for children in a sustainable location to enable them to become a valued member of society. There was no material change of use and the proposal met the relevant Local Plan and the requirements of the National Planning Policy Framework.</p>	<p>Members received a report about a proposal for which permission was being sought for a change of use of the property from a single dwelling house (C3) to a care home for one child and two carers (C2).</p> <p>The Planning Officer addressed the committee and provided an update which stated that an additional objection had been received that did not raise any additional issues from previous comments.</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 Henson 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 information and plans and details listed below.
3. The parking spaces so provided within the garage and front garden area of the property shall not be obstructed and shall thereafter permanently remain available for car parking and turning.
4. No more than one resident (not including carers) shall live at the property at any one time.
5. The property subject to this permission shall only be used for purposes associated with a residential care home or as a dwellinghouse and for no other purposes whatsoever.

(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>*4.5 Full Planning Permission: Two storey medical facility with associated access, car parking and landscaping at North of Kettering Business Park (land at), Glendon Lodge Farm, Kettering for Mr Neil Whittingham WW Medical Facilities Ltd</p> <p>Application No: NK/2021/0290</p> <p><u>Speaker:</u></p> <p>Louise Hipwell attended the meeting and addressed the committee as a third party objector to the proposed development stating that an alternative site entrance was required due to health and safety implications associated with the existing access. It was also stated that a petition with 279 signatures had been raised in objection to the proposed development.</p> <p>Steven Longstaff attended the meeting and addressed the committee as the agent on behalf of the applicant stating that the development if approved would provide 90 high skilled jobs and would help deal with excessive demand for specialist medical care within the local area. The development would reduce pressure on local healthcare services and is fully supported by the local hospital trusts</p>	<p>Members received a report about a proposal for which full planning permission was being sought for a two storey medical facility with associated access, car parking and landscaping.</p> <p>The planning officer addressed the committee and provided an update which stated that following a request from the applicant condition 7 was to be removed and an additional condition and accompanying information be included in relation to levels.</p> <p>Members raised questions regarding the possibility of moving the site entrance, it was stated to members that the moving of the entrance to the site was unacceptable to the Local Highways Authority due to the distance from other road junctions.</p> <p>Concerns were also raised in relation in relation to the biodiversity loss associated with the proposed development. Officers stated that as set out in the officers report on this occasion the public benefit due to the nature of the development outweighs the biodiversity loss.</p> <p>Following debate it was proposed by Councillor Prentice 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. Prior to the commencement of development a Demolition and Construction Management Plan (DCMP) shall be submitted to and approved in writing by the Local Planning Authority. The approved Management Plan must include and specify the provision to be made for the following:

- Detailed work programme / timetable.
- Public liaison position, name, contact details and details of public consultation/liaison.
- Construction working hours and site HGV delivery / removal hours.
- Detailed plan showing the location of on-site stores and facilities including the site compound, contractor & visitor parking and turning as well as un/loading point, turning and queuing for HGVs.
- Details of debris management including location of wheel wash, programme to control debris spill/ tracking onto the highway to also include sheeting/sealing of vehicles and dust management.

The approved Statement shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction.

3. No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.
- a) Risk assessment of potentially damaging construction activities.
 - b) Identification of "biodiversity protection zones".
 - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - d) The location and timing of sensitive works to avoid harm to biodiversity features.
 - e) The times during construction when specialist ecologists need to be present on site to oversee works.
 - f) Responsible persons and lines of communication.
 - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - h) Use of protective fences, exclusion barriers and warning signs.
- The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

4. No development above building slab level shall commence on site until a scheme of hard and soft landscaping works which shall specify species, planting sizes, spacing and numbers of trees, shrubs, grasses and seed mixes to be planted, any existing trees, shrubs and grassland to be retained, the layout, contouring and surfacing of all open space areas shall be submitted to and approved by the Local Planning Authority. The works approved 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.

5. Prior to the first occupation of the building a landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority. The content of the LEMP shall include the following.
 - a) Description and evaluation of features to be managed.
 - b) Aims and objectives of management.
 - c) Appropriate management options for achieving aims and objectives.
 - d) Prescriptions for management actions.
 - e) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
 - f) Details of the body or organization responsible for implementation of the plan.
 - g) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The development will be implemented in accordance with the approved LEMP.
6. Works audible at the site boundary will not exceed the following times unless with the written permission of the Local Planning Authority. 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.
7. No earthworks or groundworks shall take place until a plan and cross-sections of the site, prepared to a scale of not less than 1:500, showing the existing and intended final ground levels and land contours, existing and intended final ground and finished floor levels and any retaining walls, 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.
8. 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.
9. No development above slab level shall take place on site until a scheme has been submitted to and approved in writing by the Local Planning Authority which specifies the provisions to be made for the control of noise emanating from the site. The Medical Centre shall not be occupied or used until the approved scheme has been fully implemented in accordance with the approved details. The approved scheme shall be retained thereafter.
10. No development above slab level shall take place on site until a scheme for boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The Medical Centre shall not be occupied or used until the approved scheme has been fully implemented in accordance with the approved details. The approved boundary treatment shall be retained thereafter.

11. No development above slab level shall take place on site until a scheme for CCTV has been submitted to and approved in writing by the Local Planning Authority. The Medical Centre shall not be occupied or used until the approved scheme has been fully implemented in accordance with the approved details. The approved CCTV scheme shall be retained thereafter.
12. Before any above ground works commence full details of the surface water drainage scheme for the site, based on the approved Flood Risk Assessment and Drainage Strategy rev V3 ref 21.002 dated 10th May 2021 prepared by Bradbrook Consulting will be submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed the scheme shall include
 - i) details (i.e. designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets and attenuation structures
 - ii) details of the drainage system are to be accompanied by full and appropriately cross referenced supporting calculations
 - iii) Cross sections of the control chambers (including site specific levels mAOD) and manufacturers' hydraulic curves should be submitted for all hydrobrakes and other flow control devices.
13. No above ground work shall take place until full details of the management and maintenance of the surface water drainage system has been submitted to and approved by the Local Planning Authority. Details are required of the organisation or body responsible for vesting and maintenance of individual aspects of the drainage system. The maintenance and/or adoption proposal for every element of the surface water drainage system proposed on the site should be considered for the lifetime of the development and a maintenance schedule setting out which assets need to be maintained, at what intervals and what method is to be used including details of expected design life of all assets with a schedule of when replacement assets may be required, should be submitted. A maintenance schedule should be accompanied by a site plan to include access points, maintenance access easements and outfalls. Maintenance operational areas to be identified and shown on the plans, to ensure there is room to gain access to the asset, maintain it with appropriate plant and then handle any arising's generated from the site.
14. No Occupation shall take place until a Verification Report for the installed surface water drainage system for the site based on Flood Risk Assessment and Drainage Strategy rev V3 ref 21.002 dated 10th May 2021 prepared by Bradbrook Consulting has been submitted in writing by a suitably qualified independent drainage engineer and approved by the Local Planning Authority. The details shall include: a) Any departure from the agreed design is keeping with the approved principles b) As-Built Drawings and accompanying photos c) Results of any Performance testing undertaken as a part of the application process (if required / necessary) d) Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc. e) CCTV Confirmation that the system is free from defects, damage and foreign objects.
15. Notwithstanding the submitted information prior to installation of any external lighting, a lighting report giving details of the location of lighting, level of illumination, angling and cowlings of the light sources and an assessment of the impact of the lighting on the vertical facades of sensitive properties including any

proposed mitigation measures shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to the use of the lighting commencing and retained at all times thereafter.

16. 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.
17. The development hereby permitted shall not be occupied or the use commence, whichever is the sooner, until the new footpath along Glendon Road (shown on drawing as Glendon Lodge Farm) as shown on 'Proposed Site Plan - Drawing Number RHCKET-PHS-XX-XX-DR-A-9001 D2 Rev T05' has been provided in accordance with the approved details, and is available for unrestricted use by the general public.
18. No vehicles making deliveries to or from the site shall enter or leave the site except between the hours of 05:00 and 21:00 hours Monday to Sunday.
19. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details listed below.
20. The development hereby permitted shall not be carried out other than in accordance with the approved plans and documents listed below.

Location Plan Drawing No: RHCKET-PHS-XX-XX-DR-A-9020-P1, Received 25.03.21

Proposed Site Plan Drawing No: RHCKET-PHS-XX-XX-DR-A-9001 D2 Rev T05 Received 24.08.21

Proposed Ground Floor Plan Drawing No: RHCKET-PHS-XX-00-DR-A-2000 D2 Rev T01 Received 28.07.21

Proposed First Floor Plan Drawing No: RHCKET-PHS-XX-01-DR-A-2001 D2 Rev T02 Received 28.07.21

Proposed Roof Plan Drawing No: RHCKET-PHS-XX-RL-DR-A-2700 D2 Rev T02 Received 28.07.21

Proposed Elevations Drawing No: RHCKET-PHS-XX-XX-DR-A-1010 D2 Rev T02 Received 28.07.21

GA Sections Drawing No: RHCKET-PHS-XX-ZZ-DR-A-1500 D2 Rev T02 Received 28.07.21

Existing / proposed site section Drawing No: RHCKET-PHS-XX-ZZ-DR-A-9010-P2 Received 25.03.21

Earthworks Analysis Drawing No: 21-002D_602 Received 25.03.21

Travel Plan May 2021 Ref P1604_20210317 (author TPS Transport Consultants Ltd) Received 13.05.21

Flood Risk Assessment Ref 21-002v3 (Author HDR Bradbrook Consulting) Received 10.05.21

Security Measures Ref NK/2021/0290/2 (Author P+HS architects) Received 24.08.21

21. The building and land shall be used only for a use which falls within Class E(e) Provision of medical or health services, and for no other purpose whatsoever (including any other purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any statutory instrument revoking and re-enacting that Order with or without modification).

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

(Voting: For, 7, Against 1)

The application was therefore

APPROVED

<u>Proposed Development</u>	<u>Decision</u>
<p>*4.6 Full Planning Permission: 3 no. single storey dwellings with parking and access at Leeks Farm, 8 - 10 Orchard Field (land to rear), Cranford for Mrs A Buckley</p> <p>Application No: NK/2021/0302</p> <p><u>Speaker:</u></p> <p>Samantha Waters-Long submitted a written statement as a third party objector to the proposed development which stated that Highways Agency guidance included that the access road should not support more than 5 dwellings. The access lane in question currently supports 4 properties. The proposed plan to build 3 additional properties from the planning application would have this access road extremely congested and make accessing the main high street through Cranford very dangerous.</p>	<p>Members received a report about a proposal for which full planning permission was being sought for erection of 3 no. single storey dwellings with parking and access.</p> <p>Members raised questions in relation to highway guidance on the housing capacity of private roads. It was stated to members that this historic guidance offered no justification and that the proposed development was safe in highway terms.</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 Carter 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. 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, 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 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.
5. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) 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, D, and E of Part 1 of Schedule 2 of the Order shall be constructed on the application site.

6. No other development shall take place on site until the access has been constructed in accordance with the approved details.
7. The development hereby permitted shall not be occupied or the use commence, whichever is the sooner, until the turning area for a LWB Fire Tender as shown on approved drawing HA39190_PL_10_H has been constructed, surfaced and marked out in accordance with the approved details, and that space shall thereafter be permanently reserved as a turning area and kept free of all obstacles.
8. The parking spaces hereby approved shall be provided prior to the first occupation of the dwellings hereby permitted and shall be permanently retained and kept available for the parking of vehicles.
9. The carports hereby permitted shall be permanently kept available for the parking of vehicles and shall not be enclosed or gated.
10. Prior to the first occupation of the development hereby approved, one electric car charging point shall be provided for each new dwelling with parking provision within its curtilage. These facilities shall be retained at all times thereafter, unless otherwise agreed in writing with the Local Planning Authority.
11. 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.
12. 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.
13. 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.
14. No development above slab level shall take place on site until a scheme for boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been fully implemented in accordance with the approved details.
15. 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.

16. 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.
17. The development hereby permitted shall not be occupied or the use commence, whichever is the sooner, until the bin presentation point shown on approved drawing HA39190_PL_20_A has been provided in accordance with the approved details. These facilities shall be retained at all times thereafter, unless otherwise agreed in writing with the Local Planning Authority.
18. Prior to the first occupation of the development hereby approved, refuse storage facilities shall be made available for use for each dwelling. These facilities shall be retained at all times thereafter, unless otherwise agreed in writing with the Local Planning Authority.

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

(Voting: Unanimous)

The application was therefore
APPROVED

40 Delegated Officers Report

None

41 Exempt Items

None Notified

42 Close of Meeting

The meeting closed at 8.01 pm

Chair

Date