

## North Northamptonshire Area Planning (Kettering) Committee 27/01/2022

<b>Application Reference</b>	<b>NK/2021/0930</b>
<b>Case Officer</b>	<b>Natalie Westgate</b>
<b>Location</b>	<b>Queens Head Inn, Main Street, Sutton Bassett</b>
<b>Development</b>	<b>Full Planning Permission: Change of use of amenity land to property curtilage</b>
<b>Applicant</b>	<b>Mr M Grimes, Exodus Financial Services Limited</b>
<b>Agent</b>	<b>Mr M Jones Martyn Jones &amp; Associates Limited</b>
<b>Ward</b>	<b>Welland</b>
<b>Overall Expiry Date</b>	<b>13/01/2022</b>
<b>Agreed Extension of Time</b>	<b>31/01/2022</b>

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 relevant parish council has a material written objection, and the application has been the subject of three written material planning objections.

#### **1. Recommendation**

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- 1.1 That planning permission be GRANTED subject to conditions.

#### **2. The Proposal**

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- 2.1 Change of use of grassed amenity land to property curtilage

### **3. Site Description**

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3.1 The application site lies on the western side of the Main Street; adjacent to the main road in Sutton Bassett and in front of the former Queen's Head Inn premises which benefits from planning permission for a change of use to residential. The site is currently tarmac. Adjacent to the site is a bus stop serving the village to surrounding villages, Market Harborough, Rockingham and Gretton.

#### **3.2 Site Constraints**

3.2.1 Adjacent B Road.

### **4. Relevant Planning History**

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4.1 NK/2021/0717 – Change of use of amenity land to property curtilage - Withdrawn - 15/11/2021

4.2 KET/2019/0610 - Conversion of public house and car park to 1 no. dwelling and garden – Approved – 24/11/2020

4.3 KET/2018/0063 - Demolition of public house. Construction of 3 no. dwellings and conversion of adjacent barn to 1 no. dwelling - Withdrawn - 16/04/2018

4.4 KET/2018/0095 - Conversion of adjacent barn to 1 no. dwelling - Withdrawn - 16/04/2018

4.5 KET/2017/0473 - Conversion of public house to 1 no. dwelling with demolition of single storey rear extension, conversion of barn to 1 no. dwelling and erection of 2 no. semi-detached dwellings – Withdrawn - 09/10/2017

4.6 KE/00/0554 - Change of Use from public house to private dwelling house - Refused - 01/05/2001. For the following reasons: *(1) It is considered that the change of use of the public house to a dwelling would result in a loss to the village of Sutton Bassett in terms of social life, vitality and the character of the village. The proposal is therefore considered to be contrary to Central Government advice and Policy 30(vi) of the Kettering Borough Local Plan.*

### **5. Consultation Responses**

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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 Council**

Sutton Bassett Parish Council object to the application. This application would remove a long-standing piece of amenity land which is in constant use as Amenity Land and it should remain as such.

## 5.2 Neighbours / Responses to Publicity

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

- The area proposed to be grassed over is a public amenity area. The grassed area shown intrudes into the tarmac area currently used as a bus stop. This must be retained for the safety of bus passengers and other road users.
- The area is general parking for residents and visitors to Sutton Bassett for 4 vehicles. People park there to visit the church, walk the bridle path or village. Anglian Water park there to maintain the nearby sewerage pumping station.
- The planning application form states no materials to be used, but the application states it will be a grassed area.
- It could affect
- other properties in the area.
- If the planning dept supports the change of use, it must ensure that there is no linking to the Queens Head as this could affect the area and also impact on access to Queens Cottage.

## 5.3 Local Highway Authority (LHA)

Whilst the LHA do not object in principle to the stopping of the land outlined in red on the site plan (19/014.3b, MJA Architects), the applicant is to be made aware of the need to undergo the formal extinguishment process as per s247 of the TCPA. For further information/advice on this, please contact the council's Land Searches team (landsearches.ncc@westnorthants.gov.uk)

## 5.4 Environmental Protection Officer

No comments.

## **6. Relevant Planning Policies and Considerations**

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### 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 8. North Northamptonshire Place Shaping Principles

Policy 11. The Network of Urban and Rural Areas

### Plan

Policy LOC1. Settlement Boundaries

Policy RS1. Category A villages

Policy RS5. General Development Principles in the Rural Area

Policy SUT1. Sutton Bassett Development Principles

## **7. Evaluation**

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The key issues for consideration are:

- Principle of Development
- Visual Impact

- Impact on Neighbouring Amenity
- Highway Matters

## 7.1 Principle of Development

- 7.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires local planning authorities to determine planning applications in accordance with the Development Plan unless material planning considerations indicate otherwise.
- 7.1.2 The application site is located within the village confines of Sutton Bassett. Sutton Bassett is designated as a “Category A Village” in the Site Specific Part 2 Local Plan. Policy RS1 states that *“Development in these villages will need to:*
- Be in accordance with Policy 11 of the JCS;*
  - Take into account the level of existing infrastructure and services in the individual villages, as well as the proximity of these to larger settlements;*
  - Be within the defined settlement boundary and classed an infill development, unless it can be demonstrated that it can meet the criteria under Policy 13 (Rural Exceptions) or Policy 25 (Rural Economic Development and Diversification) of the Joint Core Strategy or unless allocated in this Plan or a Neighbourhood Plan;*
  - Show consideration and be sympathetic to the existing size, form, character and setting in the village; and*
  - Be compatible with other relevant policies in both the Parts 1 and 2 Local Plans or Neighbourhood Plans.”*
- 7.1.3 Within the Site Specific Part 2 Local Plan Policy RS5 General Development Principles in the Rural Area states that *“Development in the Rural Area will:*
- Reflect the height, scale and mass of neighbouring properties.*
  - Involve the protection and enhancement of the character of all settlements, especially those with designated Conservation Areas.*
  - Link to the centre of the village in several places and not result in a series of cul-de-sacs in any potential moderate village expansion.*
  - Allow greater permeability with the open countryside through the inclusion of spaces in between properties to allow views and accessibility for development on the edge of settlements.*
  - Allow connections to be made for further development in the future for development on the edge of settlements.*
  - Be well-spaced to retain the villages open and rural character, and views to the open countryside should be maintained through the use of low or soft boundary treatment on new development on the edge of the settlement. The use of high close-boarded fencing and brick walls should be avoided.”*

- 7.1.4 Policy SUT1 of the Site Specific Part 2 Local Plan specifically considers the principles for the village and states *“Development in Sutton Bassett:*
- a. Follow the linear, ribbon development form of the village with buildings almost exclusively fronting onto or facing Main Street. Any infill development will continue this 153 Site Specific Part 2 Local Plan - Submission Plan Site Specific Part 2 Local Plan - Submission Plan Rural Area General Policies character with buildings orientated towards Main Street and new dwellings in rear gardens will not be permitted.*
  - b. Be set behind stone or red brick boundary walls where present and not involve the removal of parts of walls or the creation of new opening within existing boundary walls*
  - c. Be constructed of traditional red brick or stone with slate roofs, dependent on the individual site and its specific setting within the village*
  - d. Respect the historic character of the village and the setting of the Church and other listed buildings*
  - e. Contribute, where appropriate, towards the identified new footpath link to Dingley Lane*
  - f. Maintain open spaces and the wide tree lined grass verges in the village.”*

7.1.5 Policy 8 of the North Northamptonshire Joint Core Strategy considers development provided there is no adverse impact on character and appearance, residential amenity and the highway network. It also seeks a high standard of design.

7.1.6 Subject to detailed consideration being given to the impact of the proposed works and ensuring it complies with national and local policies, detailed above, the principle of development is considered acceptable.

## 7.2 **Visual Impact**

7.2.1 Policy 8(d) of the North Northamptonshire Joint Core Strategy requires new development to respond to the site’s immediate and wider context and local character.

7.2.2 The proposed grassed area would be in keeping with the character of the adjacent neighbouring property Queen’s Cottage which also has a grassed area between the dwelling and the highway. There is a lay-by on the opposite side of the street.

7.2.3 The proposal would be visually appropriate for the locality. Therefore, the proposal is not considered to impact adversely upon the character of the local area to any significant extent and therefore is in accordance with Policy 8(d) of the North Northamptonshire Joint Core Strategy and Policies RS1, RS5 and SUT1 of the Site Specific Part 2 Local Plan.

## 7.3 **Impact on Neighbouring Amenity**

7.3.1 Policy 8(e) of the North Northamptonshire Joint Core Strategy seeks to ensure that development prevents harm to residential amenity.

7.3.2 The proposal seeks a change of use from tarmac to grassed area on a small piece of land adjacent to the highway and the Queen’s Head Inn which benefits from planning permission for residential use. Given the location, distances from neighbouring properties and nature of the proposal, the proposed development

would not have a detrimental impact to any amenity of the neighbouring residential properties or potential future occupants of residential properties.

- 7.3.3 It is therefore considered that the proposed development is in accordance with Policy 8(e)(i) of the North Northamptonshire Joint Core Strategy in that the new development does not result in an unacceptable impact upon the amenities of neighbouring properties nor future occupants.

#### **7.4 Highway Matters**

- 7.4.1 Policy 8(b) of the North Northamptonshire Joint Core Strategy seeks to ensure a satisfactory means of access and provision for parking, servicing and manoeuvring in accordance with adopted standards.
- 7.4.2 The site is situated in a village and is adjacent to a bus stop with nearby bus links connecting the village to Market Harborough and Rockingham/Gretton. There are no proposed changes to the bus stop which is outside the application site.
- 7.4.3 The surrounding locality is a mixture of off-street parking and a lay-by on the opposite side of the street. The Queen's Head Inn and Queens Cottage benefit from an existing access with parking to the rear and this proposed development does not alter that access or parking arrangement. Although the area has previously been used for parking, there has been no formal planning permission for that use on the application site.
- 7.4.4 There are no objections from the Highways Officer. The recommended informative by the Local Highways Authority is attached.
- 7.4.5 It is considered that the proposed development is in accordance with Policy 8(b) of the North Northamptonshire Joint Core Strategy.

#### **8. Other Matters**

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- 8.1 Neighbour comments:

There has been 4 number of letters of objections from neighbouring properties received. Some of the issues raised have been considered above in the report. The effect on other properties value in the area is not a material planning consideration. The Council would not control that there is no linking to the Queens Head but given the site within the red line is situated away from the access to Queens Cottage then it would not affect the access of the Queens Cottage.

## **9. Conclusion / Planning Balance**

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- 9.1 For the reasons given above the proposal would be acceptable in terms of character, appearance and highway matters.

## **10. Recommendation**

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- 10.1 Subject to conditions for commencement of development, and in accordance with approved plans, the proposal is recommended for approval.

## **11. Conditions**

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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.

## **12. Informatives**

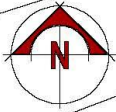
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Positive/Proactive - amendments  
Highways

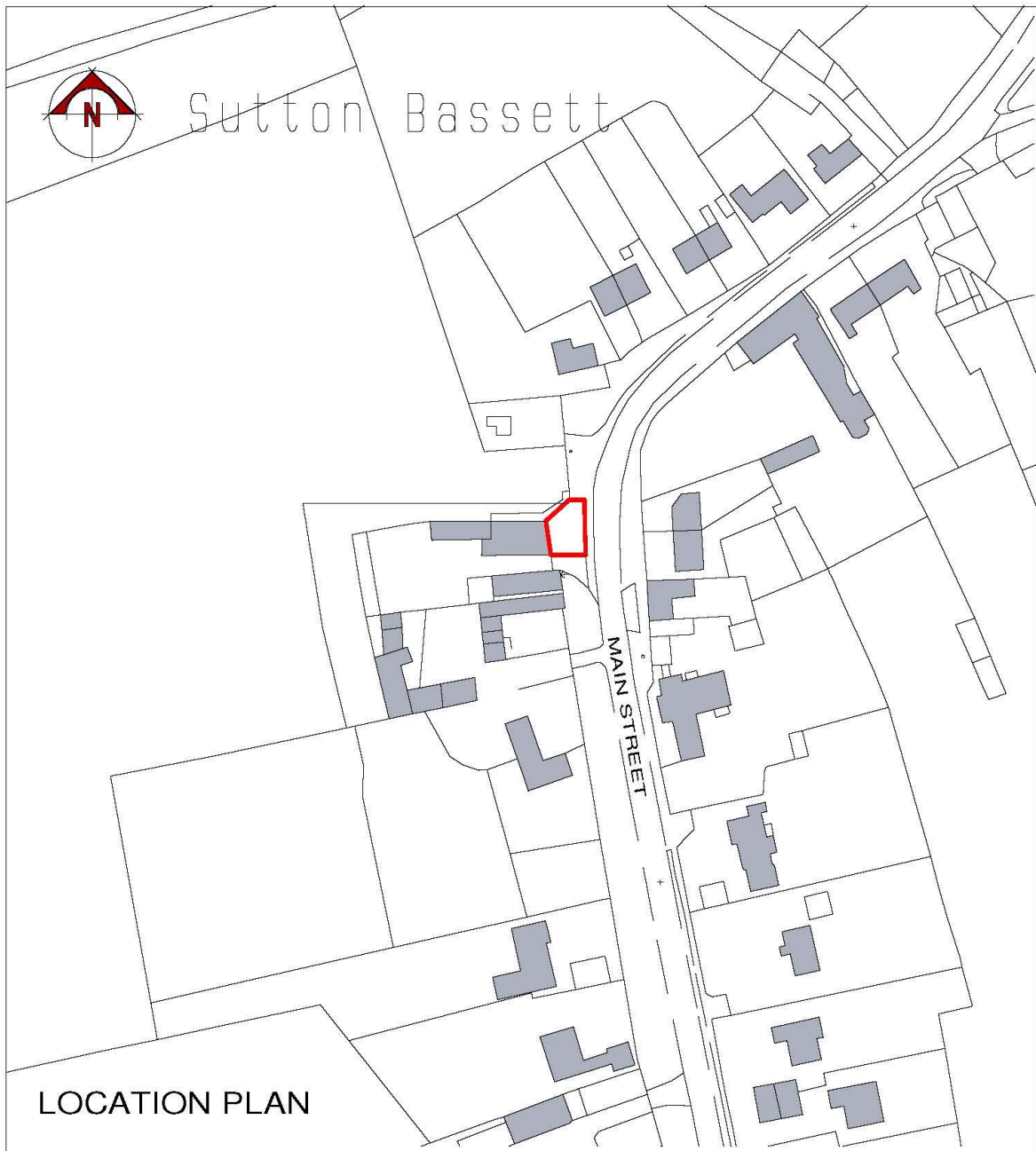
List of plans

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:

<b>Title</b>	<b>NK Ref.</b>	<b>Agent's Ref</b>	<b>Received Date</b>
Location plan		17_001.1a	18/11/2021
Site plan		19_014.3b	18/11/2021



Sutton Bassett



LOCATION PLAN

THE QUEENS HEAD AND  
MAIN STREET, SUTTON BASSETT



ARCHITECTS

1:1250 @ A4  
4 May 2017

Martyn Jones  
17/001.1a

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