

Minutes of a meeting of the Area Planning Committee Kettering

At 7.00 pm on Thursday 27th January, 2022 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 Paul Marks

Councillor Cedwien Brown
Councillor Elliot Keith Prentice
Councillor Joseph John Smyth
Councillor Kevin Thurland

Officers

Louise Holland
Richard Marlow
Natalie Westgate
Louisa Johnson
Nigel Bell
Callum Galluzzo

Development Services
Development Services
Development Services
Development Services
Legal Representative
Democratic Services

75 Apologies for non-attendance

None

76 Members' Declarations of Interests

Councillors Kevin Thurland and Dez Dell declared an interest in item 4.1 due to personal knowledge of a registered speaker for the item

77 Minutes of the meeting held on 13th December 2021

RESOLVED

that the minutes of the meetings of the Area Planning Committee held on 13th December 2021 be approved as a correct record

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

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

<u>Proposed Development</u>	<u>Decision</u>
<p>*4.1 Full Planning Permission: Erection of 8 no. dwellings at 12 Beatrice Road, Kettering for Mr Miller, David Miller Homes Ltd</p> <p>Application No: NK/2021/0460</p> <p><u>Speaker:</u></p> <p>Richard Bennell attended the meeting and addressed the committee as a third-party supporter of the proposed development. Mr Bennell stated that having previously suffered from the previous use of the site as a warehouse development the proposed scheme was satisfactory and fitting with the local area.</p> <p>James Towns attended the meeting and addressed the committee as a third party objector to the proposed development stating that the planning process had not consulted with them and raised concerns regarding loss of privacy, loss of light and security issues.</p>	<p>Members received a report about a proposal for which full planning permission was being sought for the erection of 8 no. dwellings following the demolition of the existing industrial/storage unit.</p> <p>The planning officer addressed the committee and provided an update which stated that the warehouse had been demolished (under application ref: NK/2021/0362) since the report was prepared. A Preliminary Roost Assessment was submitted to support the demolition application and found no internal or external evidence of roosting bats.</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 Thurland 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 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 demolition or site clearance works shall occur during the bird nesting season which would result in disturbance or loss of habitat of nesting birds; the bird nesting season runs between the months of March and August.
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. 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.
7. 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.
8. In the event that unexpected contamination is found at any time when carrying out the development hereby approved, it must be reported immediately to the Local Planning Authority. Development works at the site shall cease and an investigation and risk assessment undertaken to assess the nature and extent of the unexpected contamination. A written report of the findings shall be submitted to and approved by the Local Planning Authority, together with a scheme to remediate, if required, prior to further development on site taking place. Only once written approval from the Local Planning Authority has been given shall development works recommence.
9. Notwithstanding the submitted plans, the gradient of the accesses shall not exceed 1 in 15 for the first 5 metres.

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

(Voting: Unanimous)

The application was therefore

APPROVED

<u>Proposed Development</u>	<u>Decision</u>
<p>*4.2 s.73A Retrospective Application: Detached single garage and car port to front of property at 1 Orthingbury Road, Pytchley for Mr G Moffatt</p> <p>Application No: NK/2021/0831</p> <p><u>Speaker:</u></p> <p>None</p>	<p>Members received a report about a proposal for which retrospective planning permission was being sought for a detached single garage and car port to front of property.</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 Jelley that the application be approved in line with the officer's recommendation.</p> <p>It was agreed that the application be APPROVED</p>

(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 Full Planning Permission: 2 no. dwellings at 37 Hall Close (land adj), Kettering for Mr C Jablonski</p> <p>Application No: NK/2021/0924</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 erection of 2 no. dwellings.</p> <p>Members raised concerns regarding the insufficient road condition for construction vehicles and also raised concerns regarding the close proximity of neighbouring dwellings.</p> <p>Concerns were also raised by members in relation to the adverse effect n character and appearance of area the proposed development would have.</p> <p>Following debate it was proposed by Councillor Jelley and seconded by Councillor Thurland that the application be refused contrary to the officers recommendation due to the overdevelopment of the proposed site and the overbearing nature of the development.</p> <p>It was agreed that the application be REFUSED for the following reasons:</p>

1. By reason of its design and layout the proposed development would result in overdevelopment in this location harmful to the character and appearance of the streetscape and the surrounding built environment. The application therefore is contrary to 8 (d) of the North Northamptonshire Joint Core Strategy 2011-2031 and inconsistent with paragraph 130 and chapter 12 of the NPPF.
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2. By reason of the position, proximity and relationship of the proposed dwellings to each other and surrounding properties, notably no.37 Hall Close, the proposal would result in detrimental harm to the residential amenity of adjoining properties contrary to Policy 8 (e)i) of the North Northamptonshire Joint Core Strategy and inconsistent with paragraph 130 of the NPPF.

(Members voted on the motion to refuse the application)

(Voting: For 7, Against 1)

The application was therefore
REFUSED

<u>Proposed Development</u>	<u>Decision</u>
<p>*4.4 Full Planning Permission: Change of use of amenity land to property curtilage at Queens Head Inn, Main Street, Sutton Bassett for Mr M Grimes, Exodus Financial Services Limited</p> <p>Application No: NK/2021/0930</p> <p><u>Speaker:</u></p> <p>Michael Sandell attended the meeting and addressed the committee as a third party objector stating that there had been a lack of communication with regards to the proposed development and that the application site was a valuable parking area for a mixture of uses.</p> <p>Peter Tasker attended the meeting and addressed the committee on behalf of Sutton Bassett Parish Meeting. Mr Tasker stated that there had been several resident objections to the proposed development and that the current application was inappropriate in its current form.</p> <p>Martyn Jones attended the meeting and addressed the committee as the agent on behalf of the applicant and stated that the site had no formal planning permission for parking use and that the proposal had no adverse impact on character or on the local highways network.</p>	<p>Members received a report about a proposal for which planning permission was being sought for the change of use of grassed amenity land to property curtilage.</p> <p>Members sought clarification regarding communication with Anglian Water and access to the local pumping station. 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 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. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details listed below.

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

(Voting: Unanimous)
 The application was therefore
APPROVED

83 Delegated Officers Report

None

85 Close of Meeting

The meeting closed at 8.15 pm

Chair

Date