

Minutes of a meeting of the Area Planning Committee Kettering

At 7.00 pm on Thursday 31st March, 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 Elliot Keith Prentice
Councillor Joseph John Smyth
Councillor Kevin Thurland

Officers

Troy Healey	Development Services
Louise Holland	Development Services
Richard Marlow	Development Services
Nigel Bell	Legal Representative
Callum Galluzzo	Democratic Services

97 Apologies for non-attendance

Apologies for absence were received from Councillor Joseph Smyth.

98 Members' Declarations of Interests

None

99 Minutes of the meeting held on 3rd March 2022

RESOLVED that the minutes of the meeting of the Area Planning Committee (Kettering) held on 3rd March 2022 be approved as a correct record.

100 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. Three 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 Approval of Reserved Matters: Appearance, landscaping, layout and scale in respect of KET/2017/1019, development of up to 135 no. dwellings at Buxton Drive (land off), Desborough for A Bamber & M Bates Central England Co-operative Ltd & HBH Developments Ltd</p> <p>Application No: NK/2021/0237</p> <p><u>Speaker:</u></p> <p>Carl Scott attended the meeting and addressed the committee as the agent on behalf of the applicant stating that the application represented a broad housing mix with 30% being affordable homes. The proposed development was not intrusive to the landscape and was reflective on existing residential areas.</p>	<p>Members received a report about a proposal for which reserved matters approval was being sought for the appearance, landscaping, layout and scale in respect of application KET/2017/1019 for the development of 135 no. dwellings.</p> <p>Members sought to clarify the existing wildlife corridor as well as the proposed drainage scheme to ensure it was sufficient to sustain the development.</p> <p>It was heard that as part of the proposed development the tree line was to be retained and that the lead local flood authority had scrutinised and approved of the proposed drainage scheme.</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. No development above slab level shall commence until details of the footpath along the southern boundary of the site has been submitted to and approved by the Local Planning Authority, the details shall include the exact route in relation to the adjacent houses, the width and surfacing of the path. The development shall be carried out in accordance with the approved details.
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 shall commence above slab level until a lighting scheme has been submitted to and approved by the Local Planning Authority. The lighting scheme shall include both adopted and unadopted areas (private drives) and

shall include the details of the lights with a lux plan to show any lighting spillage. The development shall be carried out in accordance with the approved details.

4. The dwellings hereby permitted shall not be occupied until details of the appearance and internal arrangement of the garden sheds has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

(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 Full Planning Permission: Change of use from C4 6 no. bed HMO to sui generis 7 no. bed HMO at 31 The Grove, Kettering for Mr P Ambler Auxilium Homes</p> <p>Application No: NK/2012/1002</p> <p><u>Speaker:</u></p> <p>Cllr Maggie Don attended the meeting and addressed the committee as a representative of Kettering Town Council. Cllr Don raised concerns regarding parking issues and the detrimental impact the proposed development would have on neighbouring properties.</p> <p>Alan Jones attended the meeting and addressed the committee as the agent on behalf of the applicant stating that the proposed development was a high quality and well managed development that would allow for several residents. The applicant would have no material intensification and no detrimental increase in activity at the property.</p> <p>Members asked questions of clarification with regards to property checks and movement of bins. It was heard that the residents are responsible for the bins on a rota basis.</p>	<p>Members received a report about a proposal for which full planning permission was being sought for the change of use from C4 6 no. bed HMO to sui generis 7 no. bed HMO.</p> <p>Members raised concerns regarding the potential detrimental impact on neighbouring properties that the proposed development would have. Members also highlighted the number of HMOs within the same area.</p> <p>Following debate it was proposed by Councillor Smyth 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. Prior to the occupation of the development hereby permitted details of cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle storage shall be provided before the occupation of HMO and retained as approved thereafter.
4. No more than seven residents shall live at the property at any one time.

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

(Voting: For 4, Against 3)

The application was therefore
APPROVED

103 Delegated Officers Report

None

104 Exempt Items

None

105 Close of Meeting

The meeting closed at 7.40 pm

Chair

Date