

**MINUTES OF THE MEETING OF BURTON LATIMER TOWN COUNCIL'S
PLANNING COMMITTEE HELD AT BURTON LATIMER CIVIC CENTRE
24 MAY 2018**

*Present: Town Councillors: M. Brereton (Chair), J. Davies, C. Groome,
R. Groome, F. Macdonald*

Members of the public: 19 no.

Public Forum

None - members of the public present to speak on planning applications KET/2018/0210 and KET/2018/0096

PL05/18/01 Apologies

None.

PL05/18/02 Declarations of Interest

None.

PL05/18/03 Declarations of Substitution

None.

PL05/18/04 Planning Applications Received from Kettering Borough Council

KET/2018/0210 Mr Feely Elm Park Homes Ltd Plot 21 Spring Gardens, BL

Full Application: Substitution of house type.

BLTC's response (Plot 21): "Objection on the following grounds:

- (i) Design contravenes Building Regulations – roof skylights overlooking adjacent properties
- (ii) building effectively 3 storey contrary to KBC's planning approval (3 storey structure rejected by KBC in 2014).

(Plot 19 – Residents complained that they were not consulted on this planning application under the formal consultation process)

KET/2018/0096 Best Asset Ltd 92-96 Finedon Street, BL

Full Application: refurbishment and two storey rear extension of dwelling and erection of new structure to provide 6 no. 1 bedroom flats and 4 no. 2 bedroom flats and creation of vehicular access.

Members of the public present - objections included: overdevelopment of the site, inadequate parking spaces, no parking provision for disabled persons, already parking problems in Finedon Street without 10 no. additional premises with inadequate parking provision, access from Finedon Street is dangerous, roof higher than adjacent properties.

BLTC's response: "Objection on the following grounds:

1. Overdevelopment of the site
2. Negative impact on access, parking and road safety
3. Design/appearance - large building direct onto highway
4. Overshadowing of adjacent properties, including higher roof line
5. Overlooking bedrooms in adjacent properties
6. Potential access difficulties for emergency service vehicles
7. Introduces increased traffic to what is already a heavily used road
8. Inadequate access/egress splay
9. Inadequate provision of parking spaces
10. No parking provision for disabled persons
11. Location for collecting refuse bins would 'clog up' footpath
12. Lack of conformity to adjacent properties, including no garden area and ridge height c. 1 metre higher.
13. Unacceptable increase in traffic noise
14. Unacceptable lighting levels from vehicles accessing/egressing the
15. Lack of drainage details on the submitted drawings
16. Potential damage to adjacent properties during construction (shallow footings)
17. Significant increase in traffic on Finedon Street - a street used by children and students on way to Meadowside School and Latimer Arts College.

PL05/18/05 Planning Applications Approved by Kettering Borough Council

KET/2018/0181 Mr I Watson Burton Latimer Cricket Club, Hall Field, BL
Two lane practice cricket net

KET/2018/0102 Mr D. Marriott 20 Diana Way, BL
Single storey mono pitch rear and first floor front extensions

PL05/18/06 Planning Applications Refused By Kettering Borough Council

None.

PL05/18/07 Planning Applications Withdrawn

None.

PL05/18/08 Planning Application Appeals

None.

PL05/18/09 Matters of Urgency (includes applications received after Agenda Published)

KET/2018/0150 Mr Hawkes Anglia Concrete Ltd Blackbridge Farm Cranford Road,
BL

Full Application: Temporary 10 year permission for change of use from agricultural land to hard surface for plant and machinery and ancillary facilities

BLTC's response: “No objection, subject to the following conditions:

“Appropriate measures to be taken to avoid (i) dust (cement) polluting adjacent areas (ii) debris on the road”.

PL05/18/11 Private & Confidential Items

None

There being no further items for discussion the Chair closed the meeting at 8.08 pm