

BOROUGH OF KETTERING

PLANNING COMMITTEE

Meeting held – 5th April 2017

Present: Councillor Shirley Lynch (Chair)
Councillors Linda Adams, Ashley Davies, Mark Rowley, Lesley Thurland, Greg Titcombe, David Soans, Jan Smith and Keli Watts

16.PC.56 **APOLOGIES**

Apologies for absence were received from Councillor Cliff Moreton.

16.PC.57 **DECLARATIONS OF INTEREST**

None

***16.PC.58** **ITEMS OF URGENT BUSINESS**

None

***16.PC.59** **APPLICATIONS FOR PLANNING PERMISSION**

The Committee considered the following applications for planning permission which were set out in the Head of Development Control's Report and which were supplemented verbally and in writing at the meeting. Four speakers attended the meeting and spoke on applications in accordance with the Right to Speak Policy.

The report 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>*5.1 Outline Application: Residential Development of up to 350 dwellings and associated access.</p> <p>Application No: KET/2015/0551</p> <p><u>Speakers:</u></p> <p>Jerry Sands, Third Party against the application attended the committee and gave a presentation with regards to alternative arrangements that can be made regarding the access points onto the proposed development. Mr Sands also raised concerns regarding the disposal of a number of mature trees along Gypsy Lane and made comments with regards to the heritage and character of the road.</p> <p>County Councillor Mick Scrimshaw attended the committee and presented his objections to members. Councillor Scrimshaw raised concerns regarding the lack of consideration with neighbouring residential developments and with the loss of mature trees along the avenue. It was also stated that traffic problems would increase on the junctions surrounding the development and that better infrastructure solutions were needed.</p> <p>Councillor Ian Jelley, Ward councillor for the development attended the meeting and also raised objections to the development due to the overdevelopment of this site in particular and the general area in reference to other residential developments. Councillor Jelly also raised concerns about the impact on local/civic and industrial amenities including the local crematorium, Hotel complex, Industrial estate and Hospital. Councillor Jelley stated that this development was out of character and that this would lead to residents being left with numerous traffic congestion issues/ overdevelopment and air pollution problems.</p> <p>Colin Brown, Agent for the applicant</p>	<p>Members received a report which sought outline planning permission for residential development of up to 350 dwellings with associated access.</p> <p>Members received an update which outlined that two additional third party comments had been received relating to local impact on health services and to the loss of trees along Gypsy Lane. The Update also stated that Sport England had removed their objection to the scheme following confirmation of the onsite and off-site community infrastructure proposed</p> <p>Members heard that electricity pylons currently pass over the development as well as main gas line and gas governing point.</p> <p>Members also heard that access was the only detail being considered at the committee and that there has been concerns raised regarding the proposed access to the North and South of Gypsy Lane. It was stated to members that the developer of this application had agreed to provide access to the Westhill site but this would be dependent on Westhill developers agreeing to a scheme for this.</p> <p>Members were informed by representatives of Northants Highways recognised that even with no development now, the junction of Warren Hill/ Gypsy Lane is unlikely to be sufficient in future.</p> <p>Members raised concerns regarding the access proposals particularly affecting the junction of Warren Hill/ Gypsy Lane, and the loss of trees along Gypsy Lane were the subject of Member discussion</p> <p>Members were supportive of the need for new homes but a sustainable access arrangement at Warren Hill / Gypsy Lane should be sought. It was</p>

<p>attended the meeting and thanked the hard work that gone into the proposed development from all stakeholders involved. Mr Brown stated that the proposed site had been allocated for housing and that a number of necessary offsite infrastructure improvements were needed including carriageway widening and additional cycle/pedestrian routes. It was also said that the development was a sustainable location for growth and that a number of contributions to local amenities was included within the proposed development.</p>	<p>also stated that vehicular access to the Westhill development was needed to ease congestion on other access points and to allow alternative access to residential sites for emergency vehicles..</p> <p>Members voted to defer the application to offer an opportunity for the applicants to engage with the Highway Authority/ LPA (and any other relevant parties) for a possible roundabout at Warren Hill/ Gypsy Lane junction.</p> <p>(NB: Since this meeting officers have been in discussions regarding this with the aim of returning to Committee as soon as possible)</p> <p>It was agreed that the application be DEFERRED as indicated above.</p>
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Members voted on the proposal to defer the application

(Voting, For 6; Against 0)

**(The Committee exercised its delegated powers to act in the matters marked *)*

(The meeting started at 6.30 pm and ended at 7.25 pm)

Signed:
Chair

CG