

BOROUGH OF KETTERING

PLANNING POLICY COMMITTEE

Meeting held: 5th September 2017

Present: Councillor Mike Tebbutt (Chair)
Councillor Ruth Groome, Ian Jelley, Mark Rowley, Jan Smith
and Margaret Talbot.

Also Present: Councillors Michael Brown and James Hakewill

17.PP.06 APOLOGIES

Apologies for absence were received from Councillors Linda Adams, Duncan Bain, Cedwien Brown and Ash Davies.

It was noted that Councillor Margaret Talbot was acting as a substitute for Councillor Cedwien Brown.

17.PP.07 DECLARATIONS OF INTEREST

Councillor Ruth Groome declared a personal interest in item 6 on the agenda as a member of Burton Latimer Town Council.

Councillor Ian Jelley declared a personal interest in item 6 on the agenda as a member of Rothwell Town Council.

Councillor James Hakewill declared a disclosable pecuniary interest in item 5 on the agenda as a landowner in Braybrooke and indicated that he would leave the room should any relevant discussion arise.

17.PP.08 MINUTES

RESOLVED that the minutes of the meeting of the Planning Policy Committee held on 5th July 2017 be approved and signed by the Chair.

17.PP.09 SITE SPECIFIC PART 2 LOCAL PLAN - UPDATE

A report was submitted which updated Members on the progress being made on the preparation of the Site Specific Part 2 Local Plan (SSP2) evidence gathering, specifically in relation to technical studies to guide the preparation of emerging planning policies.

Councillor Hakewill addressed the Committee as the Ward Councillor for Slade Ward on the subject of progress being made on both the Broughton and Desborough Neighbourhood Plans. He also addressed the Committee regarding the impact of housing sites in Rothwell and Desborough on the highway network, stating that a physical traffic count was vital to understand traffic flows which would have a critical impact on both Rothwell and Desborough. Councillor Hakewill circulated a document to members of the Committee summarising his comments.

The Committee was given a short update on progress on both the Rothwell and Desborough Neighbourhood Plans, it being noted that the Broughton Neighbourhood Plan process was slightly more advanced than Desborough's.

In discussing the likely impact of housing sites on transport networks, members agreed that it would be useful for officers to speak to colleagues at South Northants and Daventry District Councils, as their experience of transport network issues at Towcester, Flore and Weedon could be useful. It was felt that traffic impact on air quality and access to and egress from Montsaye School should also be looked at.

Members noted the process for evidence gathering and the chapters for inclusion in the SSP2 as set out in the report. Discussion was held on the future provision of sports facilities and the most appropriate model to be used in the transport analysis, particularly whether the model could be used for smaller sized developments, including employment sites, as there was concern expressed about the potential for a cumulative effect on infrastructure if a number of smaller sites were concentrated in a particular area.

It was noted that the spreadsheet model would give the opportunity to provide a level of detail on housing, transport, education and employment sites, and also there would be dialogue with all parties about how certain assumptions would be made so that due consideration could take place. Other aspects of the Plan would also feed into the process and further detail added at the consultation stage.

In response to a question from the Committee, it was noted that elements of importance would be reported on and available to members in an easily-read format.

In discussion on the need for a full understanding of sport and recreation needs, it was felt that focus should not only be on recognised national sporting activities, and that a wider base should be involved in consultation, such as with community and sports halls and any new clubs that had been recently formed, including in villages and the A6 towns.

RESOLVED that members note the update given on the preparation of the Site Specific Part 2 Local Plan.

17.PP.10 **SITE SPECIFIC PART 2 LOCAL PLAN – KETTERING AND BARTON SEAGRAVE AND BURTON LATIMER**

A report was submitted which updated Members on the progress being made in the preparation of the Site Specific Part 2 Local Plan (SSP2) in relation to the assessment of sites for the allocation of housing land at Kettering/Barton Seagrave and Burton Latimer. The report also sought agreement for a draft list of housing sites for these settlements (outlined in Sections 4 and 5 of the report) to be included in the draft plan and published for consultation.

Councillor Michael Brown addressed the Committee as Ward Councillor for Brambleside Ward. He indicated support for the inclusion of the Scott Road garage site for housing, but expressed concern about including the football club site in Rockingham Road, stating a preference for the site to be used for sporting activities and urging the Committee to remove the site from the list of sites to be consulted upon.

Large scale plans were circulated to aid members in their discussion of each site, and the following comments were noted:-

Kettering/Barton Seagrave

- There was some concern about the Fire Station site in the Headlands, Kettering, due to the proximity of Bishop Stopford school and potential logistical issues around parking
- There was an assumption in the Joint Core Strategy that the football club site could be used to contribute towards the housing allocation, and the site had been put forward for inclusion by the landowner
- If the football club was taken out of the assessment, there was potential for it to remain an eyesore if it remained undeveloped

- There were insufficient grounds at this stage of the process to discount the football club for inclusion in the consultation
- A preference for Option 4 was expressed (Allocate smaller sites and the two Gipsy Lane sites and continue assessment work of site KE/184a – land adjacent to Abbots Way (McAlpine's Yard)).

Burton Latimer

- Home Farm in Burton Latimer was still a working farm and there was some concern that development of the site could put a strain on traffic in Kettering Road. In addition, it was a site of historical importance and the road was a major thoroughfare in and out of Burton Latimer
- Bosworth's Garden Centre should be included, but the company as yet did not have any other site to move to
- Junction 10 was now very busy and, since its reconfiguration, traffic tended to back-up in Kettering Road at peak times. Additional housing would add to the congestion
- Burton Latimer was not suitable for any further development
- New businesses, eg Whitworths, were due to take up occupation of the employment site at Junction 10

It was noted that the highway works to Junction 10 of the A14 had been completed only recently, and it was likely that further investigation of traffic flows would probably take place in that location.

RESOLVED that:-

- (i) In respect of options for Kettering's growth, Option 4 (allocate smaller sites and the two Gipsy Lane sites and continue assessment work of site KE/184a [Total 916-947]) be agreed;

(Voting: For 5; Against 0; Not Voting 1)
- (ii) members note the update given on the assessment of sites at Kettering/Barton Seagrave and Burton Latimer and endorse the draft list of housing allocation sites (outlined in tables K1 and BL1 and paragraph 5.10) for inclusion in the draft Site Specific Part 2 Local Plan which will be published for public consultation; and
- (iii) continued assessment work be undertaken to understand the potential for allocating site KE/184a (McAlpine's Yard).

(Voting: Unanimous)

(The meeting started at 6.30 pm and finished at 8.12 pm)

Signed
Chair

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