

BOROUGH OF KETTERING

PLANNING POLICY COMMITTEE

Meeting held: 4th October 2017

Present: Councillor Mike Tebbutt (Chair)
Councillors Linda Adams, Duncan Bain, Ash Davies, Ian Jelley
and Jan Smith

17.PP.11 APOLOGIES

Apologies for absence were received from Councillors Cedwien Brown
Ruth Groome and Mark Rowley.

17.PP.12 DECLARATIONS OF INTEREST

Councillor Ian Jelley declared a personal interest in item 5 on the
agenda as a member of Rothwell Town Council.

17.PP.13 MINUTES

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

**17.PP.14 SITE SPECIFIC PART 2 LOCAL PLAN – COVERING (1) HOUSING
LAND ALLOCATIONS (BROUGHTON, CRANFORD, GEDDINGTON,
NEWTON AND STOKE ALBANY) (2) DRAFT CHAPTERS FOR
KETTERING AND BURTON LATIMER**

A report was submitted which updated Members on the assessment of
sites for allocation purposes in a number of villages and for Members to
agree to those sites being recommended for inclusion in the draft Site
Specific Part 2 Local Plan (outlined in Section 3). This gave the
opportunity for Members to comment on the draft text chapters
covering Kettering and Burton Latimer (outlined in Section 4) to be
developed further and published for consultation purposes.

An errata sheet to Appendix 4 was circulated at the meeting, and an update to section 2.5 of the report was given in respect of the draft Broughton Neighbourhood Plan, which had been submitted to Kettering Borough Council on 29th September.

Individual rural site allocations for inclusion in the draft Site Specific Part 2 Local Plan were discussed in turn as follows:-

Broughton

It was noted that site RA/099a had been assessed regarding odour and Anglian Water had no objection to the site coming forward.

Discussion was held on the position in respect of the sites with regard to the recently submitted draft Neighbourhood Plan. It was noted that the Committee was looking at the inclusion of two sites, with a single site option. The consultation could be influenced by elements of the Neighbourhood Plan, but it was felt to be helpful to look at the bigger picture with regard to the two sites.

Members of the Committee expressed the opinion that allotment land was a valuable asset and should not be developed for housing.

Councillor Pat Scouse, Chair of Broughton Parish Council, addressed the Committee under the Council's Right to Speak Policy on behalf of the Parish Council, which had expressed concern regarding the allocation of sites in Broughton. It was felt that the Neighbourhood Plan gave responsibility for decisions to the community and that inclusion of the two proposed sites undermined the basic right of the community to make a decision.

Councillor Hilary Bull addressed the Committee on behalf of the Neighbourhood Plan Steering Group. The Steering Group felt that scant regard had been given to the Neighbourhood Plan process and Councillor Bull reiterated the views of the Parish Council in objecting to the inclusion of the two sites RA/127 and RA/099a.

In response, the Committee was informed that the Borough Council has a statutory duty to prepare a Local Plan. The Broughton Neighbourhood Plan has not yet been subject to Examination or Referendum. Nationally, a large number of neighbourhood plans had failed at the Examination stage, continuing to progress a Local Plan that allocates land for housing helps manage the risk of a policy vacuum should the Neighbourhood Plan fail. The Neighbourhood Plan is sufficiently advanced in the process, such that should it be 'made' (adopted), then it can be recommended that work cease on the allocation of sites for housing at Broughton, before the Local Plan enters a more advanced stage for submission.

During further debate members discussed the implications of taking out the two sites for consultation should the Neighbourhood Plan fail. It was noted that the Council would be supporting the Neighbourhood Plan Steering Group through the remaining stages and would report back to the Planning Policy Committee on how the Plan was progressing.

Cranford

Odour and pollution issues raised by Anglian Water had been reviewed and it had been confirmed that the risk of amenity loss was minimal, and therefore there was now no objection to the site being included for allocation.

Geddington

Odour issues had now been resolved and the site recommended for allocation.

Newton

Sustainability was still an issue despite views put forward. There were more sustainable locations than this site to allocate land for housing. It was felt that even if Northamptonshire County Council changed its view, the existing road system was inadequate and it was felt that this would not change.

Stoke Albany

Mr Alex Brodie of Ager Developments attended the meeting and addressed the Committee under the Council's Right to Speak Policy in respect of site RA/120. Mr Brodie circulated an aerial image of the site and indicative plans for two layout proposals. Mr Brodie outlined his reasons for supporting the site for allocation.

Discussion was held on the definition of agricultural land in the National Planning Policy Framework and it was noted that it excluded farm land and agricultural buildings. Members then expressed the view that there was no objection to putting forward site RA120 for housing allocation.

A vote was then taken on each individual rural site as follows, and it was

RESOLVED that:-

- (i) Site RA/099a (Broughton) be rejected as a draft housing allocation and excluded from the consultation as the site

is allotment land and the Committee would not wish to support development of established allotment land;

(Voting: For 3; Not voting 2)

- (ii) Site RA/127 (Broughton) be identified as a draft housing allocation. In the event that the Broughton Neighbourhood Plan is adopted, then this site would be withdrawn from the Local Plan process.

(Voting: Unanimous)

- (iii) Site RA/170 (Cranford) be identified as a draft housing allocation

(Voting: Unanimous)

- (iv) Site RA/173 (Cranford) be identified as a draft housing allocation

(Voting: Unanimous)

- (v) Site RA/109 (Geddington) be identified as a draft housing allocation

(Voting: Unanimous)

- (vi) Site RA/130 (Newton) be rejected for housing allocation purposes

(Voting: Unanimous)

- (vii) Site RA/221 (Stoke Albany) be identified as a draft housing allocation

(Voting: Unanimous)

- (viii) Site RA/120 (Stoke Albany) be identified as a draft housing allocation and the indicative housing figure be changed to 8-12 dwellings, with it being made clear how many units would be available as affordable housing for future rural residents

(Voting: Unanimous)

Members then discussed the draft chapters for Burton Latimer and Kettering (including Barton Seagrave). It was noted that, at this stage, only the draft housing allocations were listed where those had been endorsed by the Committee to proceed to public consultation.

Burton Latimer

In discussion on town centre Sites BL/02 and BL/03 it was felt that the Council car park became very busy at peak times and parking restrictions on the High Street were preventing access to shoppers. Recent changes to J10 of the A14 also caused traffic congestion into and out of Burton Latimer and it was felt that traffic light sequencing should be reviewed.

The following points were made:-

- Better use should be made of Council car parking as the removal of on-street parking in the High Street had not been helpful to shoppers
- Development of Site BL/044 would cause further traffic congestion and also was sited in an historic part of the town
- A site for relocation of Bosworth's Nursery should be identified, as this site had been earmarked for development for a long time.

Members noted that S106 money could be available for public realm work in Burton Latimer, and this could be used to increase car parking spaces, which might help relieve the need to park on-street.

It was **Agreed** that the Burton Latimer chapter would be sent to Burton Latimer Town Council after including the comments above in order to ascertain their views.

Kettering and Barton Seagrave

It was noted that a decision regarding the suitability of site KET/184a in Kettering (McAlpine's Yard off Pytchley Lodge Road) was still awaited pending the outcome of the site also being considered for longer term employment use.

In respect of sites KE/002 and KE/011 Members expressed concern regarding traffic and congestion in this area and suggested that traffic controls at the junction and on Warren Hill be considered, together with more than one site access, with an additional access proposed from the Thorpe Malsor Road.

It was noted that a planning application was pending, which would also look in detail at traffic and access arrangements.

It was **Agreed** that wording should be included to reflect the Committee's views and concerns regarding traffic and existing traffic influences at the junction.

In respect of Site KE/007 (Kettering Fire Station, Headlands) it was **Agreed** that Neighbourhood Plan activity be noted.

RESOLVED that:-

- (i) the update given on the assessment of outstanding sites within the various named villages be noted and the decisions on individual rural sites (as set out above) be included in the Site Specific Part 2 Local Plan to be published for public consultation;
- (ii) the update given on the development of the town chapters for Kettering (including Barton Seagrave) and Burton Latimer be noted subject to the further actions as agreed above;
- (iii) the Committee's comments on the initial draft text as outlined above be developed further for inclusion in the emerging draft Site Specific Part 2 Local Plan and published for consultation purposes; and
- iv) Broughton Parish Council be advised as to the full text of the resolution detailed above in relation to site RA/127

17.PP.15 EAST MIDLANDS RAIL FRANCHISE PUBLIC CONSULTATION

A report was submitted which informed Members of the contents of the East Midlands Rail Franchise Public Consultation and which sought agreement to the response of Kettering Borough Council for submission to the Department for Transport.

It was noted that the consultation closed on 11th October 2017.

In discussion, it was felt that Kettering Borough and North Northamptonshire housing numbers (including Burton Latimer, Rothwell and Desborough) should be emphasised.

RESOLVED that the contents of the report be noted and comments made at paragraphs 2.11 to 2.19 in the report be agreed for submission to the Department for Transport.

(The meeting started at 6.30 pm and finished at 8.40 pm)

Signed
Chair

AI