

BOROUGH OF KETTERING

PLANNING POLICY COMMITTEE

Meeting held: 5th November 2019

Present: Councillor Mike Tebbutt (Chair)
Councillors Linda Adams, Ruth Groome. Ian Jelley, Jan Smith
and Greg Titcombe.

Also Present: Councillor Jim Hakewill

19.PP.15 APOLOGIES

Apologies for absence were received from Councillors Ash Davies and Cedwien Brown.

It was noted that Councillor Jan Smith was acting as a substitute for Councillor Brown.

19.PP.16 DECLARATIONS OF INTEREST

Councillor Ruth Groome declared a personal interest in Item 8 on the agenda as an employee of Northamptonshire County Council (Libraries) and in Item 6 as a member of Burton Latimer Town Council.

Councillor Linda Adams declared a personal interest in Items 6 and 8 on the agenda as an employee of Northamptonshire County Council (Adult Social Care).

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 6 on the agenda as a landowner in Braybrooke and indicated that he would leave the meeting room during any discussion on issues relating to Braybrooke.

19.PP.17 MINUTES

RESOLVED that the minutes of the meeting of the Committee held on 10th September be approved and signed as a correct record.

19.PP.18 MATTERS OF URGENCY

None.

19.PP.19 SITE SPECIFIC PART 2 LOCAL PLAN (SSP2) – BACKGROUND PAPERS

A report was submitted which sought approval of a series of background papers to support the preparation of the Site Specific Part 2 Local Plan (SSP2): Publication Plan.

Members noted that a series of reports had been presented over the past year which set out responses received to the consultation on the Site Specific Part 2 Local Plan (SSP2): Draft Plan, officer responses and the next steps in preparing each section of the Plan. This included the updating or preparation of a number of background papers which would form part of the evidence base to the SSP2.

Members considered each of the submitted background papers as follows:-

Categorisation of Villages: Background Paper (October 2019)

This background paper was endorsed.

Housing Allocations Background Paper (Update October 2019)

John Davis (Trustee of Wicksteed Park Charitable Trust) and Lee Scragg (Managing Director of Wicksteed Park) attended the meeting and addressed the Committee under the Council's Right to Speak Policy in respect of the money spent on the transformation of the Park, the SSSI to the south, land to the north and the Meadows to the north-east, which were currently under-utilised. It was noted that wetland to the south of the River Ise and Slade Brook had been acquired.

A summary explaining how Wicksteed Park was planning to add environmental and educational benefits was given, which represented a significant contribution to North Northamptonshire. Discussions were also underway with Network Rail about the future use of the former railway line.

The allocation as set out in the background paper was welcomed. However, Wicksteed Park were keen to hold discussions with officers to modify allocations to achieve a better outcome, which would help to future-proof the park and ability of the trust to deliver an improved offer in respect of the park as a visitor destination.

In response, Members noted that, from the Council's perspective, there was support for the recent investments in the park. Meetings had been

held with the trustees and discussions held about future investment in improving the environment of the park and extending its potential in terms of strategic investment in the green infrastructure and improving accessibility, habitats and the education offer. However, the SSP2 Local Plan was now in an advanced state and an in-depth study had been undertaken with NCC highways to ensure the levels of traffic and loss of open space would not significantly harm the area. Revisiting this work would mean that progress with the SSP2 Local Plan would have to be paused to re-consult and reappraise, which could delay progress for a minimum of three months.

In discussion, members felt that the Council should engage positively with the Trustees of Wicksteed Park, which was a unique and valued local facility. Although members were sympathetic to the need to future-proof the Park, it was felt the SSP2 Local Plan could not be paused at this stage. However, members noted that opportunities would exist in the future to look at the issues raised through the planning process.

It was agreed to update the site references for an area of land in Wicksteed Park in the background document to ensure consistency and clarity over the land referred to.

Following further discussion on areas of land in Burton Latimer and traffic/parking problems at Headlands in Kettering, members endorsed the background paper.

Historically and Visually Important Local Green Space: Background Paper (Update October 2019)

Discussion was held on the recommendations in respect of the removal of land to the west of Bridle Road in Burton Latimer. It was felt this land was important to residents who made regular recreational use of the area. Members noted that a separate policy protected other types of green space, such as parks and green infrastructure corridors.

It was agreed that the additional area of land to the west of Bridle Road, assessed following the Draft Local Plan consultation should be included as historically and visually important local green space for its amazing views and the contribution it makes towards a neighbouring designation and access to the River Ise.

Members resolved to endorse the Background Paper, with an amendment to include an area of land containing a footpath to the north of HVI057 as Historically and Visually Important Local Green Space.

Settlement Boundary: Background Paper (Update October 2019)

This background paper was endorsed.

Housing Land Supply: Background Paper (October 2019)

This background paper was withdrawn from the report on the basis that further clarification was needed. Members noted that it would be included on the agenda for the next Planning Policy Committee to be held on 20th November 2019.

Self-build and Custom Build: Background Paper (August 2019)

The recommendation that the publication plan include two additional policies in the background paper was endorsed.

Assessment of the Old Dairy Site as a Medium Sized Supermarket

It was endorsed that this site was of an insufficient size to be allocated for a medium sized supermarket.

Background Paper: Provision of Category 3 and General Housing for Older Persons (October 2019)

Members welcomed this background paper, making the following comments:-

- Assessments should be done on a “need to have” basis with social housing partners
- Adaptations for people living in privately-owned properties sometimes took a long time to secure as grants for residents were not straightforward and the Council were not aware of these people’s needs
- The needs of carers should be taken into account
- Evidence should be sought from as many sources as possible to assess future needs

This background paper was endorsed.

Defined and Protected Housing Areas: Background Paper (October 2019)

This background paper was endorsed.

In conclusion to the debate, the Committee recommended that the document be published on white paper and included maps of a sufficient size.

RESOLVED that, subject to comments and recommendations as outlined above, the following background papers form part of the evidence base for the SSP2 Local Plan:-

Categorisation of Villages: Background Paper (October 2019)

Housing Allocations Background Paper (Update October 2019)

Historically and Visually Important Local Green Space: Background Paper (Update October 2019)

Settlement Boundary: Background Paper (Update October 2019)

Self-build and Custom Build: Background Paper (August 2019)

Assessment of The Old Dairy Site as a Medium Sized Supermarket

Background Paper: Provision of Category 3 and General Housing for Older Persons (October 2019)

Defined and Protected Housing Areas: Background Paper (October 2019)

19.PP.20 **SITE SPECIFIC PART 2 LOCAL PLAN: EMPLOYMENT LAND ALLOCATIONS**

A report was submitted which:-

- (i) Asked members to note the conclusions of the assessment of sites for employment purposes;
- (ii) Sought agreement to allocate sites based on the outcome of the assessment and sites for safeguarding and employment areas; and
- (iii) Sought endorsement of the Employment Allocations Background Paper to support preparation of the Site Specific Part 2 Local Plan (SSP2) for Publication consultation.

Councillor Hakewill addressed the Committee on the following issues:-

- A14 Junction at Rothwell
- Employment in Rothwell and travel to work for Rothwell residents
- The Library and Fire Station in Rothwell
- Climate change and opportunities for future development

In discussion, Members welcomed the report, but expressed concern for the lack of employment land in Rothwell.

RESOLVED that the assessment of sites for employment uses be noted; the allocation of sites based on the assessment and sites for safeguarding as employment areas be agreed; and the Employment Allocations Background Paper to support the

preparation of the Site Specific Part 2 Local Plan
Publication consultation be endorsed.

19.PP.21 STRATEGIC FLOOD RISK ASSESSMENT UPDATE

A report was submitted which updated Members on the contents of the new Kettering Borough Strategic Flood Risk Assessment and sought agreement for the document's inclusion as part of the evidence base in the preparation of Sites Specific Part 2 Local Plan (SSP2).

An email received from Emily Fedorowycz of the Kettering Eco Group was read out, which outlined plans to secure land to plant a large number of trees on 30th November. Although the Council could not capture the suggestions made regarding private land without the consent of the landowner, it would want to consider maintenance and replacement regimes on locations where trees are planted in connection with flood prevention.

During debate on flood prevention measures, two particular sites were discussed as being potentially suitable for tree planting – Desborough South and Burton Latimer Pocket Park. It was noted that work was currently being undertaken by the Environment Agency in Lake Avenue.

RESOLVED that the content of the Kettering Borough Strategic Flood Risk Assessment update be noted, and the documents included as part of the evidence base in the preparation of the Site Specific Part 2 Local Plan.

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

Signed
Chair

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