

BOROUGH OF KETTERING

PLANNING POLICY COMMITTEE

Meeting held: 20th November 2019

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

19.PP.22 APOLOGIES

Apologies for absence were received from Councillor Cedwien Brown.

19.PP.23 DECLARATIONS OF INTEREST

Councillor Ruth Groome declared a personal interest in Item 5 as an employee of Northamptonshire County Council (Libraries) and in Item 6 as a member of Burton Latimer Town Council.

Councillor Ian Jelley declared a personal interest in Item 5 as a Trustee of Rothwell Community Library Trust and in Item 6 as a member of Rothwell Town Council.

Councillor Linda Adams declared a personal interest in Item 6 as a health and social care worker.

19.PP.24 MATTERS OF URGENCY

None.

19.PP.25 SITE SPECIFIC PART 2 LOCAL PLAN – HOUSING LAND SUPPLY BACKGROUND PAPER

A report was submitted which sought approval of the Housing Land Supply Background Paper to support the preparation of the Site Specific Part 2 Local Plan (SSP2): Publication Plan and also sought to agree the approach to opportunity redevelopment sites in Rothwell.

The report and draft background paper was updated at the meeting in respect of several minor amendments to wording and numbering, and it was confirmed that feedback had been given to the Rothwell library group in respect of the proposal to remove this element of the site from designation as an opportunity for redevelopment.

Discussion was held on proposals for development in respect of two sites in Burton Latimer that were currently used by garden centre businesses, which provided jobs and services for local people. It was noted that one of the sites had been granted planning permission and the business owner was actively seeking an alternative site for relocation.

RESOLVED the Housing Land Supply Background Paper be endorsed to form part of the evidence base for the SSP2 and the approach set out in the report, to remove the Rothwell Library and Fire Station as an opportunity site for redevelopment, be agreed.

19.PP.26 SITE SPECIFIC PART 2 LOCAL PLAN: PUBLICATION PLAN

A report was submitted which sought agreement to the contents of the Site Specific Part 2 Local Plan – Publication Plan for consultation and the methods of consultation.

Mr Alistair Brodie of Bletsoes addressed the Committee under the Right to Speak Policy on behalf of the owner of land in Barton Seagrave which had been included in the background document as visually important open space. It was requested that this site be discounted on the basis that it was low-grade paddock land, and the views across to the big spinney could be protected by planting new trees.

The Committee noted that the site had been reviewed several times as a result of representations made. However, it was felt that including the land added greater depth to the space and setting of the whole environment. Although the speaker's comments would be taken on board, it was felt that it was preferable for the planning inspector's views to be sought at the examination stage, which would take place in approximately nine months' time. This would provide an opportunity for discussion and debate.

Debate was held on the Publication Plan which would be subject to a final edit as supporting documents were currently being finalised. The proposed timescale and method of consultation was noted.

During discussion, the point was made that provision needed to be made for families caring for disabled adult children, as there was a shortage of suitably adapted homes. Although there was nothing in the plan to cover Category 3 housing, it was noted that the Joint Core Strategy included a policy that enabled the Council to negotiate for a proportion of development to include Category 3 housing, and therefore this type of provision could be negotiated on a site by site basis.

Concern was expressed regarding parking provision for residential development in town centres. It was felt that monitoring of car parks in

respect of capacity should take place, as residents were taking up spaces.

In response to concerns raised about town centre parking, it was noted that monitoring was based on car park income levels. Annual monitoring of the health of the town centre also enabled the Council to recognise how close to capacity car parks were should planning applications come forward that required car parking provision. The Council was also working with the North Northamptonshire Joint Planning and Delivery Unit, looking at the health of the town centre and impacts of recent changes, which included the impact of the Rushden Lakes development on the town centre. Consultants could also review the implications of granting further permissions in the town centre without making provision for car parking.

During further debate, members expressed concern about the rising level of town centre traffic and congestion, with particular emphasis being made on the implications for climate change. As housing at East Kettering became occupied, there would be a need to explore schemes such as park and ride to alleviate congestion and enable people to park outside the town centre.

It was noted that once the Part 2 Local Plan was adopted, a review of the Kettering Town Centre Area Action Plan would be carried out. This would provide another opportunity to look at proposals and wider impacts. Additionally, station quarter activity was currently under review. One option under consideration to provide further flexibility was an additional car park in this location.

Concern was also expressed about future provision of social care and specialist services such as podiatrists, the document only covering basic services such as dentists, GPs, pharmacists and opticians.

The proposed consultation strategy was discussed. Members felt that face to face consultation should be included for people unable to attend events, and the use of the website for comments encouraged through publicity.

Officers were thanked for their work in connection with the Site Specific Part 2 Local Plan.

RESOLVED that the Site Specific Part 2 Local Plan, and the consultation strategy set out in the report, be agreed for consultation, and final editing of the Site Specific Part 2 Local Plan be delegated to the Interim Head of Development Services in consultation with the Chair of the Planning Policy Committee.

(The meeting started at 6.30 pm and ended at 7.30 pm)

Signed
Chair

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