

## PLANNING COMMITTEE

Tuesday 2<sup>nd</sup> March 2021 at 6.00pm  
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# **A G E N D A**

1. Apologies
2. Declarations of Interest
  - (a) Personal
  - (b) Prejudicial
3. Minutes of the meetings held on 19<sup>th</sup> January 2021 to be approved as a correct record and signed by the Chair
4. Any items of business the Chair considers to be urgent
5. Planning Application Reports

**BOROUGH OF KETTERING**

**PLANNING COMMITTEE**

**Meeting held: 19<sup>th</sup> January 2021**

**Present:** Councillor Mark Rowley (Chair)  
Councillors Linda Adams, Scott Edwards, David Howes,  
Clark Mitchell, Mark Rowley, Lesley Thurland, Greg  
Titcombe, Ian Jelley and Cliff Moreton.

**20.PC.82      APOLOGIES**

Apologies were received from Cllr Jan O'Hara, with Cllr Ian Jelley attending as substitute

**20.PC.83      MINUTES**

**RESOLVED** that the minutes of the meetings of the Planning Committee held on 17<sup>th</sup> November 2020 be approved as a correct record.

**20.PC.84      DECLARATIONS OF INTEREST**

Cllr Edwards and Cllr Adams declared interests in items 5.2 and 5.3 Due to connection with KHAZBM and Cllr Moreton as Ward Councillor for item 5.1

**20.PC.85      ANY ITEMS OF BUSINESS THE CHAIR CONSIDERS TO BE URGENT**

None.

**20.PC.86      PLANNING APPLICATION REPORTS**

The Committee considered the following applications for planning permission, which were set out in the Head of Development Control's Reports and supplemented verbally and in writing at the meeting. Two Speakers attended the meeting and spoke on applications in accordance with the Right to Speak Policy, one written statement was also submitted.

The reports 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:-.

**21.PC.86.1 KET/2020/0295**

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.1 Full Application: Formalisation of existing access track comprising the laying of a gravel filled eco-grid system edged with a flush level kerb stones</p> <p>Application No: KET/2020/0295</p> <p><u>Speaker:</u></p> <p>Mr Ian Rhodes attended the meeting and addressed the committee as the applicant for the proposed development. Mr Rhodes provided a written statement outlining further information that would assist the application. Mr Rhodes explained that the proposed development would have multiple functions, including strengthening the current infrastructure. Mr Rhodes advised that the proposals had been widely supported by multiple agencies.</p>	<p>Members received a report which sought planning permission for the formalisation of the existing access track comprising of the laying of a gravel filled eco-grid system, which is to be edged with a flush level kerb stones.</p> <p>The Committee heard no update from the Planning Officer.</p> <p>No comments</p> <p>After debate, it was proposed by Cllr Mitchell and seconded by Cllr Jelley that the application be approved as per the officers recommendation.</p> <p>It was agreed that the application be <b>APPROVED</b> for the following reasons:-</p>

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.
2. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details listed below.
3. The section of access track located between the edge of the highway and the gated entrance shall only be surfaced with a hard bound material and permanently retained in that form thereafter.
4. The access track shall be implemented in full accordance with the 'profile sketch of kerb and road' ref KET/2020/0295/3 received by the Local Planning Authority on 26th June 2020, and permanently retained in that form thereafter.

*Voting: For - Unanimous*

**21.PC.86.2 KET/2020/0696**

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.2 KBC Own Development: External alterations and extensions to include conversion of café to Museum entrance, new ramps, removal of trees and creation of new public areas</p>	<p>Members received a report on behalf of Kettering Borough Council which sought planning permission for the external alterations and extensions, including the conversion of the café to a Museum entrance, new ramps, removal of trees and creation of new public areas</p>
<p>Application No: KET/2020/0696</p>	<p>The Committee heard an update outlining the response from Historic England, which welcome the revisions to the scheme following concerns raised by Historic England previously.</p>
<p><u>Speaker:</u></p>	<p>Councillors expressed their thanks to officers who have worked very hard on the application, but agreed with Rev Walsh that anti-social behaviour needs to be managed under the new proposals. Councillors also asked whether materials could be used again from areas knocked down under the proposal.</p>
<p>Reverend David Walsh attended the meeting and addressed the committee as a third-party member of public in favour of the application. Rev Walsh expressed his pleasure at the proposal, however did raise concerns surrounding the pathway, the provision of lighting and CCTV. Rev Walsh asked for cooperation between the Authority and the church.</p>	<p>Further comments were made supporting Rev Walsh's comments and communication with the church was advised. In addition, numerous Councillors advised that any trees cut down for the proposal be replaced, with further comments seeking support for the bee population around the area. Cllr Edwards raised concerns that the Blitz Tea Room is referred to as "Former", and would like clarification on whether this business has closed down completely to whether it will be relocated.</p>
	<p>Councillors raised further concerns surrounding the glass used in relation to the sunlight, and whether the glass would be tinted.</p>
	<p>It was proposed by Cllr Edwards and</p>

	<p>Seconded by Councillor Jelley that the application be approved subject to further conditions outlining the replanting of lost trees.</p> <p>It was agreed that the application be <b>APPROVED</b> for the following reasons:-</p>
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1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.
2. The development hereby permitted shall not be carried out other than in accordance with the approved plans and information detailed below.
3. The development hereby permitted shall not be carried out other than in accordance with the recommendations laid out in the approved Preliminary Ecological Appraisal and Bat Roost Potential Survey issued October 2020 referenced 20-1533.01 the associated Addendum issued November 2020 referenced 20-1533.03 and the Arboricultural Survey issued October 2020 referenced 20-1533.01 as compiled by Delta-Simons.
4. Prior to the commencement of development a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction. The Plan shall include details of retaining the availability of the walkway through the archway in the wall to the northern edge of the site for the duration of the build and details of how the Listed Buildings shall be protected.
5. No earthworks or groundworks shall take place until a plan showing details of existing and intended final ground and finished floor levels has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.
6. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority. This written scheme will include the following components, completion of each of which will trigger the phased discharging of the condition:
  - (i) fieldwork in accordance with the agreed written scheme of investigation;
  - (ii) post-fieldwork assessment (to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority);
  - (iii) completion of post-fieldwork analysis, preparation of site archive ready for deposition at a store (Northamptonshire ARC) approved by the Planning Authority, completion of an archive report, and submission of a publication report to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority.

NOTE: The above shall include a provision of a Level 3 (as defined by Historic England) building recording survey of the Manor House to allow for enhanced documentary research.

7. The following works:

- Any works to the roof structure of any building on-Site. This includes external works as well as any disturbance to the enclosed roof void and internal ceiling;
- Any creation of a structure within 4 m of the eaves or any potential bat access point as identified by a licenced bat ecologist;
- Removal of the vegetation on the elevations of the buildings; and
- Alterations/increase to external lighting.

shall not in any circumstances take place until the local planning authority has been provided with and approved in writing either:

- a) A licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development to go ahead; or
- b) Written confirmation from Natural England that the application site has been registered with the Bat Low Impact Class Licence scheme; or
- c) A statement in writing from a suitably qualified ecologist to the effect that they do not consider that the specified activity/development will require a licence.

8. Prior to installation of the following articles full design details of the CCTV system, external lighting and the cycle & bin storage areas shall be provided to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and shall be in place and available for use prior to first use and shall remain in that form thereafter.

9. Prior to the removal of Virginia Creeper from the building facade full details of how it will be removed and dealt with shall be provided to and approved in writing by the local planning authority. The development shall take place in accordance with the approved details.

10. The proposal shall be carried out in accordance with external materials and finish details (including the finishes to balustrades and railings etc.) that shall first be approved in writing by the local planning authority prior to those works being undertaken and shall remain in that form thereafter.

11. All external brick walls shall not be laid, coursed or pointed other than in accordance with a sample panel which shall have been constructed on site and approved in writing by the Local Planning Authority prior to the commencement of construction of any such external walls. As approved, the sample panel shall be retained on site and kept available for re-inspection throughout the construction period.

12. No works shall take place above slab until full details of all windows, doors (and their surrounds), timber finishes, verge detailing and rainwater goods have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

13. All works of repair, restoration and replacement are to exactly match the original features, unless otherwise approved in writing by the Local Planning Authority.

REASON: To protect the architectural and historic interest of the building in accordance with Policy 2 of the North Northamptonshire Joint Core Strategy.

14. Prior to construction above slab level a scheme of landscaping (including details of the hard surfacing materials and the 'Green Wall') which shall specify species, planting sizes, spacing and numbers of trees and shrubs to be planted and any existing trees to be retained shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be carried out in the first planting and seeding seasons following the occupation of the building, unless these works are carried out earlier. Any newly approved trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

15. No Plant Machinery whatsoever shall be installed on the roof of the development hereby permitted other than within the yellowed 'Plant Zone' shown on the approved plan (SK)48A for the duration of the development.

16. In the event that unexpected contamination is found at any time when carrying out the development hereby approved, it must be reported immediately to the Local Planning Authority. Development works at the site shall cease and an investigation and risk assessment undertaken to assess the nature and extent of the unexpected contamination. A written report of the findings shall be submitted to and approved by the Local Planning Authority, together with a scheme to remediate, if required, prior to further development on site taking place. Only once written approval from the Local Planning Authority has been given shall development works recommence.

*Voting: For – 7  
Abstention - 1*



**21.PC.86.3 KET/2020/0697**

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.3 KBC:Listed Building/Conservation Area Consent Applications: External alterations and extensions to include conversion of existing café to Museum entrance, new ramps, creation of new public areas. Internal alterations to create exhibition space and offices, change toilet layout and replace staircase</p> <p>Application No: KET/2020/0697</p> <p><u>Speaker:</u></p> <p>There were no speakers on this application.</p>	<p>Members received a report on behalf of Kettering Borough Council which sought Listed Building Consent for the external alterations and extensions, including the conversion of the café to a Museum entrance, new ramps, removal of trees and creation of new public areas, as well as internal alterations to create exhibition space and offices, a change toilet layout and to replace the staircase.</p> <p>It was agreed that the application be <b>APPROVED</b> for the following reasons:-</p>

1. The works to which this consent relate shall be begun before the expiration of 3 years from the date of this consent.

REASON: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and to prevent an accumulation of unimplemented consents.

2. The development hereby permitted shall not be carried out other than in accordance with the approved plans and information detailed below.

REASON: In the interest of securing an appropriate form of development in accordance with Policy 2 of the North Northamptonshire Joint Core Strategy.

3. The proposal shall be carried out in accordance with external materials and finish details (including the finishes to balustrades and railings etc.) that shall first be approved in writing by the local planning authority prior to those works being undertaken and shall remain in that form thereafter.

REASON: In the interest of visual amenity and in accordance with Policy 2 and 8 of the North Northamptonshire Joint Core Strategy.

4. All external brick walls shall not be laid, coursed or pointed other than in accordance with a sample panel which shall have been constructed on site and approved in writing by the Local Planning Authority prior to the commencement of construction of any such external walls. As approved, the sample panel shall be retained on site and kept available for re-inspection throughout the construction period.

REASON: In the interests of preserving the historic interest of the listed building in accordance with Policy 2 of the North Northamptonshire Core Spatial Strategy.

5. No works shall take place above slab until full details of all windows, doors (and their surrounds), timber finishes, verge detailing and rainwater goods have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON: In the interests of protecting the character and appearance of the Conservation Area and Listed Buildings in accordance with Policy 2 and 8 of the North Northamptonshire Joint Core Strategy.

6. Prior to installation of the following articles full design details of the CCTV system, external lighting and the cycle & bin storage areas shall be provided to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and shall be in place and available for use prior to first use and shall remain in that form thereafter.

REASON: In the interests of planning out crime and visual amenity in accordance with Policy 2 and 8 of the North Northamptonshire Joint Core Strategy.

7. All works of repair, restoration and replacement are to exactly match the original features, unless otherwise approved in writing by the Local Planning Authority.

REASON: To protect the architectural and historic interest of the building in accordance with Policy 2 of the North Northamptonshire Joint Core Strategy.

8. No Plant Machinery whatsoever shall be installed on the roof of the development hereby permitted other than within the yellowed 'Plant Zone' shown on the approved plan (SK)48A for the duration of the development.

REASON: In the interests of visual amenity and in accordance with Policy 2 and 8 of the North Northamptonshire Joint Core Strategy.

*Voting: For - Unanimous*

**21.PC.86.4 KET/2020/0742**

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.4 Full Application: 1 no. dwelling with detached garage</p> <p>Application No: KET/2020/0742</p> <p><u>Speaker:</u></p> <p>Mr Kenneth Golding addressed the committee as a third-party objector to the proposed development.</p> <p>Mr Golding raised concerns relating to the loss of light the proposed development would cause into his property. Mr Golding also raised concerns regarding privacy issues, should the proposed development be approved.</p>	<p>Members received a report on behalf of Kettering Borough Council which sought planning permission for one new dwelling with detached garage.</p> <p>The Committee heard an update that there was an additional condition proposed relating to working hours.</p> <p>Multiple Councillors raised concerns regarding the area space to erect a new dwelling. Further concerns were raised supporting Mr Golding's comments regarding the potential loss of light. Regarding Mr Golding's loss of Privacy comments, Councillors asked that the windows proposed to be overlook neighbours be obscured and un-opening.</p> <p>Following debate, it was proposed by Cllr Edwards and seconded by Cllr Thurland that the application be refused contrary to officer's recommendation due to detrimental impact on neighbouring amenity.</p> <p>It was agreed that the application be <b>REFUSED</b> against recommendation for the following reason:-</p>

*Due to the close proximity and relationship of the proposed two storey dwelling to the ground floor side windows of number 28 Ise Vale Avenue, the development would cause an unacceptable loss of light to a habitable room where the only source of light to this room is from these side windows. This would detrimentally harm the residential amenities of the occupiers of this property contrary to Policy 8 of the Northamptonshire Joint Core Strategy and the NPPF.*

*Voting for the amendment to REFUSE:*

*For – 7*

*Abstention - 1*

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Tuesday, 2 March, 2021

## No. 5 Planning Application Reports

5.1	<b>KET/2020/0189</b>	MCO	Burton Latimer Community Centre, Pioneer Avenue, Burton Latimer Full Application: Single storey front extension with associated external works Expiry date: 12-June-2020	1
5.2	<b>KET/2020/0745</b>	SBE	Approval of Reserved Matters (EIA): Reserved matters application following Outline Application KET/2018/0965 (Up to 214,606sqm gross external area for class B8 warehousing and distribution, ancillary class B1(a) offices, with associated access, internal roads, parking, landscaping and drainage) in relation to landscape and layout for the estate road, together with flood compensation, foul and surface water drainage, and structural and soft landscaping. Expiry date: <b>05-March-2021</b>	26
5.3	<b>KET/2020/0885</b>	LJO	Jasper's Bar, Meeting Lane, Kettering Full Application: Change of use from drinking establishment and 1 no. flat to 5 no. flats Expiry date: <b>03-March-2021</b>	52

Application Reference Numbers and Expiry Dates in bold type are within the permitted time frame

The Planning Officer's initials are in the third column. For further details please refer to the end of the individual reports.

The membership for this Full Planning Committee is as follows:-

Councillors:- M Rowley (Chair), S Edwards (Deputy), J O'Hara, L Adams, C Mitchell, C Moreton, L Thurland, G Titcombe

Substitutes:- Councillors D Howes, I Jelley, A Lee, J West

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## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 02/03/2021</b>	<b>Item No: 5.1</b>
<b>Report Originator</b>	<b>Mark Coleman Development Officer</b>	<b>Application No: KET/2020/0189</b>
<b>Wards Affected</b>	<b>Burton Latimer</b>	
<b>Location</b>	<b>Burton Latimer Community Centre, Pioneer Avenue, Burton Latimer</b>	
<b>Proposal</b>	<b>Full Application: Single storey front extension with associated external works</b>	
<b>Applicant</b>	<b>Mr G Holloway, Kettering Borough Council</b>	

### 1. PURPOSE OF REPORT

- To describe the above proposals
- To identify and report on the issues arising from it
- To state a recommendation on the application

### 2. RECOMMENDATION

THE DEVELOPMENT CONTROL MANAGER RECOMMENDS that this application be APPROVED subject to the following Condition(s):-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended) and to prevent an accumulation of unimplemented planning permissions.

2. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details listed below.

REASON: In the interest of securing an appropriate form of development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

3. No development above building slab level shall commence on site until details of the types and colours of all external facing and roofing materials to be used, together with samples, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON: Details of materials are necessary in the interests of the visual amenities of the area and protecting the setting of the adjacent Burton Latimer Conservation Area in accordance with Policies 2 and 8 of the North Northamptonshire Joint Core Strategy.

4. The development hereby approved shall only be carried out in full accordance with the submitted 'Crime and Anti-Social Behaviour Impact Statement' ref KET/2020/0189/1 received by the Local Planning Authority on 10th August 2020 and retained in that form thereafter.

REASON: In the interests of preventing opportunities for crime and anti-social behaviour and reducing fear of crime in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

5. No other development shall commence until the vehicular access has been widened to a minimum of 4.5 metres wide and pedestrian visibility splays of 2 metres by 2 metres have been provided within the site either side of this widened access where it meet the public highway. The widened access and pedestrian visibility splays shall be retained in that form thereafter and these pedestrian visibility splays shall thereafter be permanently kept free of all obstacles to visibility over 0.6 metres in height above carriageway level.

REASON: In the interests of highway safety in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

6. Any gates provided at the point of access to the site shall be hung so as to open inwards into the site only.

REASON: In the interests of highway safety in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

7. No development above building slab level shall commence on site until a scheme of landscaping which shall specify species, planting sizes, spacing and numbers of trees and shrubs to be planted and any existing trees to be retained has been submitted to and approved by the Local Planning Authority. The approved scheme shall be carried out in the first planting and seeding seasons following the occupation of the building, unless these works are carried out earlier. Any newly approved trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

REASON: To improve the appearance of the site in the interests of the setting of the adjacent Burton Latimer Conservation Area and visual amenity in general in accordance with Policies 2 and 8 of the North Northamptonshire Joint Core Strategy.

8. Within one month of substantial completion of the extension to the east of the Burton Latimer Community Centre hereby approved, the amended parking layout shall be fully completed and made permanently available for use as shown on the proposed site plan (drawing no. BLP-LFA-ZZ-00-DR-A-0103-S2-P7) received by the Local Planning Authority on 3rd February 2021 and retained in that form thereafter.

REASON: In the interests of providing sufficient parking within the site to serve the extended community centre use and protect highway safety in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

9. Notwithstanding the details already submitted, no development above building slab level shall commence until full details of a secure, covered, cycle store for a minimum of 12 bicycles (which does not involve lifting and secures a minimum of 1.2m clearance from entrance doors and 0.55m clearance from external walls, and 0.9m clearance between each Sheffield Stand) have been submitted to and approved in writing by the Local Planning Authority. The approved secure cycle storage shall be implemented in full and made available for use within one month of substantial completion of the eastern extension to the Burton Latimer Community Centre, and retained in that form thereafter



REASON: In the interests of providing safe, adequate and accessible cycle parking in the interests of pedestrian and highway safety and in order to encourage sustainable forms of transport and modal shift in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

10. Prior to the commencement of the development (including demolition or site clearance) hereby permitted, a non-verbose or repetitive, CTMP (Construction Traffic Management Plan) shall be submitted to and be approved in writing by the Local Planning Authority. The Plan is to include the following elements:

- 1) Detailed work programme / timetable;
- 2) Site HGV delivery / removal hours to be limited to between 10:00 - 16:00;
- 3) Detailed plan showing the location of on-site stores and facilities including the site compound, contractor/visitor parking and turning as well as un/loading point, turning and queuing for HGVs;
- 4) Details of debris management including programme to control debris spill/ tracking onto the highway to also include sheeting/sealing of vehicles and dust management;
- 5) Public liaison position, name, contact details and details of public consultation/liaison;
- 6) Provision for emergency vehicles.

REASON: In the interests of safeguarding highway safety in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

11. No development above building slab level shall commence on site until a parking layout plan has been submitted to and approved in writing by the Local Planning Authority which demarcates 3 no. parking spaces which shall be serviced by electric vehicle charging point. The Electric Vehicle Charging points shall be installed in accordance with the approved parking layout plan and made operationally available for use within 36 months following substantial completion of the development hereby approved or the date when the development was first operationally available for use, whichever is sooner, and retained in that form thereafter.

REASON: In the interests of providing a more sustainable forms of transport and sustainable development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

12. No development above building slab level shall commence on site until a calculated drainage scheme incorporating a surface water attenuation system as described in the submitted flood risk assessment dated February 2020 (together with details of its maintenance) has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme will also ensure that surface water arising from the site shall at no point whatsoever discharge on to any part of the adjacent public highway and shall be intercepted (where required). The development shall only be carried out in full accordance with the approved drainage scheme and maintained in accordance with it, and shall be made available for use in full working order prior to substantial completion of the development hereby approved and retained in that form thereafter.

REASON: In the interests of ensuring the proper functioning drainage across the site in order to protect against localised surface water flooding and to prevent excessive levels of surface water discharging on to the highway which may otherwise cause a risk to highway safety and the safety of its users in accordance with Policies 5 and 8 of the North Northamptonshire Joint Core Strategy.

13. Notwithstanding the requirements of conditions 2 and 8, no development above building slab level shall commence until a 'scheme for safe pedestrian access' to and from the Burton Latimer Community Centre has been submitted and approved in writing by the Local Planning Authority. The submitted scheme shall include layout plans highlighting routes of entry to and from the new pedestrian entry point on the east elevation, together with safeguarding measures and buffer features necessary to prevent conflict between users of the Burton Latimer Community Centre and vehicles within the adjacent car park. The development shall only be carried out in accordance with the approved 'scheme for safe pedestrian access' which shall be made available for use prior to the use of the extension on the east elevation hereby permitted and shall be retained in that form thereafter.

REASON: In the interests of protecting public safety from potential conflict between users of the Burton Latimer Community Centre and vehicles within the associated car park in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

## **Officers Report for KET/2020/0189**

This application is reported for Committee decision because there are unresolved, material objections to the proposal and the applicant is the Council and the applicant is Kettering Borough Council.

### **3.0 Information**

#### **Relevant Planning History**

KE/2003/0445 - Ground floor extension to cellar (Approved 27.06.03)

KE/2001/0218 - Rebuilding/replacement of existing mobile building, to continue to provide recreational facilities (Approved, 27.04.01)

KE/1998/0229 - Renewal of KE.93.0209: siting of mobile building to provide youth facility (Approved, 17.06.98)

KE/1993/0209 - Siting of Mobile Building To Provide Youth Facility (Approved, 13.05.93)

KE/1990/0038 - Extensions To Hall Committee Room & Changing Rooms (Approved, 13.02.90)

KE/1975/1322 – Erection of Community Centre. Demolition of changing rooms (Approved, 23.01.76)

#### **Site Visit**

Officer's site inspection was carried out on 21<sup>st</sup> May 2020.

#### **Site Description**

The site is located to the western side of Burton Latimer, within the designated town boundary. The site is occupied by the existing Burton Latimer Community Centre, associated car park and overflow and small amount of amenity space. Adjacent the site falling under common ownership and two no. football pitches, skatepark, MUGA, play area, and two no. tennis courts.

The existing community centre is built to a 1970's design as a single building comprising two mono-pitched roof expanses co-joined by a lower flat roof section, resulting in a relatively modernist asymmetric appearance. The building is constructed from buff brick at ground floor which is faced with either a cream render above or tiled cladding and faces with its back to the street, with its front facing west towards the recreation ground. The front (west) gable end and side (north) elevation incorporates a number of small high-level windows together with a number of larger windows, some with UPVC panel below. The west elevation also provides the main entrance to the existing building. The rear (east) elevation includes a door to the cellar and a number of smaller windows, some of which are high level. The side (south) elevation has a similar appearance. Windows are typically white UPVC. Plant/air conditioning units are located on the flat roof space which divides the two side (north and south) of the building.

To the rear elevation is a green cargo unit which is situated within the car park area. To the rear (east) is an associated car park providing enough spaces for 21/22 vehicles (one accessibility standard space) which is surfaced in black tarmac and landscaped with turf and a small number of trees (mature silver birch, 2 no. cherry trees). A further overflow car park adjoins this carpark surfaced in grass-crete. The community centre is surrounded by a turfed buffer. A pedestrian footpath cuts across the site to the north connecting Pioneer Avenue with Victoria Street. The vehicle access to the site is currently one vehicle wide and located on the bend of Pioneer Avenue converging with William Street. The designated Burton Latimer Conservation Area abuts the northern boundary of the site.

### **Proposed Development**

Planning permission is sought for extension and alteration of the existing Burton Latimer Community Centre to provide upgraded changing and community facilities together with associated external works. Specifically, the proposal will utilise the existing building shell, remodelling and refurbishing the existing multi-use hall and providing fit for purpose changing rooms, side extension on the east façade to provide a new entrance facing the street and car park. Alterations will provide a community lobby, seating area, WC provisions and flexible space which can be used in conjunction with the main hall or separately. The application states that the extension will add an extra 84.4m<sup>2</sup> (net) to the buildings footprint. Existing parking provision on site will also be re-aligned with 3 no. accessibility standard parking bays included and the existing overflow car park will be incorporated within the main car park and re-surfaced and marked out. The access to the car park will also be widened. Level access to the building will be provided and the existing cargo unit located to the east of the existing building will be removed.

*Officer Comment: Members are advised that the proposed internal alterations within the existing shell of the Burton Latimer Community Centre to provide enhanced changing rooms / toilets, store room, server/lobby do not materially affect the external appearance of the building and only affect the interior of the building. As a result, in accordance with S.55 (2)(a) of the Town and Country Planning Act 1990 these aspects of the proposal are not 'development' requiring planning permission and do not technically need to be considered further. However, they are discussed within this report, due to the large amount of objection which has been received in relation to loss of the lounge bar and other bars within the building which are affected by these specific works. For the avoidance of doubt, external alterations including extension to the east elevation and works within the car park and boundary involve development requiring planning permission, the merits of which is the key consideration.*

### **Any Constraints Affecting the Site**

Open space

Setting of the Burton Latimer Conservation Area Designated on 24.11.2009

## **4.0 Consultation and Customer Impact**

### **Burton Latimer Town Council**

Objection received on 7<sup>th</sup> May 2020 on the grounds that there has been no consultation with residents. The Town Council have received a large number of

objections over the removal of bar services, which the town Council feels makes it unattractive to hire for occasions and feel a compromise should be considered.

*Officer comment: It is understood Corporate and Cultural Services (KBC) undertook a public consultation exercise in June/July 2020 canvassing local opinion.*

#### **Northamptonshire County Council Highway Authority**

Comment received on 27<sup>th</sup> January 2021 seeking further information and not accepting the proposal. The drawn pedestrian visibility splay includes highway land and should be drawn from the highway boundary on land under the control of the applicant and kept from free obstruction above 0.6 metres. The vehicular access width needs to measure a minimum of 4.5 metres. The level of parking provision is short by 3 no. parking spaces and 3 no. electric vehicle parking spaces (if deemed necessary with respect of the latter and infrastructure installed to retrofit remaining spaces). Cycle storage provision is acceptable, subject to specified dimensions / specification being met. If planning permission is to be granted, it should be subject to a Construction Management Plan.

Email response to officer query received on 27<sup>th</sup> January 2021 regarding parking requirement not being based on incremental D2 use, confirmed agreement that proposed level of parking was sufficient. This is confirmed in the updated response received on 4<sup>th</sup> February 2021.

In response to submission of amended plans (visibility splay, design and access statement and proposed site plan), comment of no objection was received on 4<sup>th</sup> February 2021, subject to planning condition requiring the submission of a construction management plan and a means of drainage to intercept run-off arising from the site and prevent it from discharging on to the highway. The Local Planning Authority are advised to satisfy itself with respect of parking and servicing of the site. Comment noted that the vehicular access to the site has been widened in accordance with High Authority advice.

#### **Northamptonshire Police Authority**

Comment received on 21<sup>st</sup> May 2020 stating that although security has been considered within the application further details are sought relating to: the area in front of the proposed new main entrance where bushes impede natural surveillance, conceal potential offenders and trap litter; confirmation that all external openings, doorsets/windows including emergency escape doors, should have a minimum certified security rating LPS 1175:SR2 or equivalent; confirmation that all glazing including safety glazing should have at least one pane of laminated safety glass to a minimum security standard of BS EN356:2000 Class P2A; advice that the buildings should have an intruder alarm system installed in compliance with Secured by Design Alarm Policy. This ensures that the technical aspects of the alarm specification will result in a police response to a confirmed activation on site; advice that if CCTV is installed, the camera system should be capable of being enhanced during the hours of darkness with infra-red lighting or similar. Images should be stored for a minimum of 31 days and be in-line with the Home Office CCTV operational requirements manual.

Following receipt of a crime and anti-social behaviour impact statement re-consultation with the Police Authority elicited a revised comment received on 27<sup>th</sup> January 2021 of no objection subject to measures set out being implemented and retained.

### **Burton Latimer Community Association**

Comment dated 8<sup>th</sup> January 2021 received on 13<sup>th</sup> January 2021 raising objection; this submission repeated some of the comments received on 11<sup>th</sup> May 2020. The objection represents the views of members, staff and committee of the Burton Latimer Community Centre and include submission of alternative plans which are stated to meet the needs of the Council whilst maintaining a cellar and smaller lounge bar facility.

Reasons for objection include:

- Removal of the lounge and lounge bar (focal point of the community), associated cellar and hall bar which all provide an income to support the running cost of the community centre. These facilities also contribute towards mental well-being and facilitate social relationships after sporting events;
- Loss of the bars will result in a loss of 10 no. jobs ( 1 full-time and 7 part-time members bar staff and reduction of hours of 4 part-time employees employed by the community association are subsequently stated) [it is stated that the application results in the loss of 1 full-time and 2 part-time members];
- The proposal is not limited to a refurbishment, but also involves a change of use (thousands of people using the community centre for social activities will not have access to the same type of function rooms) which with no alternative will remove the heart from the community and result in loss of regular bookings;
- In the late 1970's the building was designed as a sports hall with very little use; The lounge/bars/cellar were added in 1992, resulting in increased usage, profitability and became self-sufficient;
- Acknowledged that additional changing rooms / upgrades are required, but not through loss of the lounge/lounge bar, cellar, function bar which is used at least 4 times a week and will result in reduced versatility of the facility currently used for adult/child sports/social activities/functions;
- The existing lounge bar and hall have full disabled access;
- Most football teams who use the existing facilities use the bar but not the showers (with very little use by anyone else);
- The hall would be made more suitable for sports if it had a sprung floor and would be a better use of public money and enable retention of the lounge/bars;

- Information contained within the Design and Access Statement is incorrect. A correction to this information is submitted which expands on the wide range of social functions and activities which occur at the site 7 days a week, none of which use the changing rooms. Two local football teams use the adjacent pitches; one team uses the existing changing rooms. The correction also expands on the perceived economic impact of the proposal, making reference to the pool table and team / competition use and use of the venue for social functions. Corrections are also made with respect of other sections of the Design and Access Statement (use [upgrade will result in loss of community uses which will be more limited], layout [feasibility process of various layouts did not involve consultation with Burton Latimer Community Association]). Corrections relating to loss of employment are included in the comments above.

The comment also asks Kettering Borough Council:

1. Whether viability of the building after removing the lounge/bars is undertaken, and the impact of increasing hire charges to cover the resulting loss of income has been fully considered;
2. Whether it has identified what additional sporting activities will take place to replace the lost income from the bars;
3. Why is it necessary to remove the lounge and bars to provide additional showers, when this is not detailed as being necessary within the KBC Facilities Strategy and Action Plan 2010 – 2021 which states ‘Investments into changing facilities, floor, toilets and storage are required’;
4. Within the same report, 80% of respondents said they would use an indoor sport and leisure facility. What additional sporting activities can take place as a result of the proposed works?
5. Why no other sports equipment or changing the flooring to something more suitable has not been considered for the benefit of the building’s sporting use?
6. Why can new sports facilities not be built elsewhere within the town?
7. Why additional storage spaces is not included within the proposal?

### **Petitions of Objection**

A handwritten petition of objection signed by 58 individuals. Reasons given for signing the petition include:

*Pool, bar entertainment; bar; meet friends; catch up; keep bingo; members lounge; social get together/meeting; family environment; keep community in the community centre; save the bar; pool; upgrades needed but so is the bar; think of the community; great local bar for a drink; drink; pool and socialise; great community place; the importance to the community particularly the elderly residents.*

A printout of an additional online petition of objection signed by 164 individuals accompanied the letter of objection. A redacted copy of the petition is attached as Appendix 1 and includes a range of reasons, primarily relating to the social value the bar / lounge bar provides to the local community.

*Officer Comment: Members are advised that the two petitions were not crossed referenced to check duplication of comments, but provides an indication of the degree of opposition to this proposal.*

### **Neighbours**

In addition, a total of 51 third party comments were received; 4 comments and 47 objections. These are summarised in Appendix 2. The objections largely echo the contents of the petitions which relate to loss of the bar areas. Some comments also question the need for the additional changing rooms. Some comments acknowledge however that the community centre does need upgrading, but not at the loss of the bar areas. Additional objections were received with respect of noise disturbance (residential amenity), impact on the character and appearance of the area, parking and highway safety (both on the street and within the site), and crime and anti-social behaviour (in terms of fear of crime); these are discussed in more detail within the relevant paragraphs below (paragraphs 8.2 – 8.6).

## **5.0 Planning Policy**

### **National Planning Policy Framework**

Section 2: Achieving Sustainable Development

Section 6: Building a Strong, Competitive Economy

Section 8: Promoting Healthy and Safe Communities

Section 9: Promoting Sustainable Transport

Section 12: Achieving Well-Designed Places

Section 14: Meeting the Challenge of Climate Change, Flooding and Coastal Change

Section 15: Conserving and Enhancing the Natural Environment

Section 16: Conserving and Enhancing the Historic Environment

### **Development Plan Policies**

#### **North Northamptonshire Joint Core Strategy**

Policy 2: Historic Environment

Policy 5: Water Environment, Resources and Flood Risk Management

Policy 7: Community Services and Facilities

Policy 8: North Northamptonshire Place Shaping Principles

Policy 11: The Network of Urban and Rural Areas

Policy 22: Delivering Economic Prosperity

Policy 23: Distribution of New Jobs

#### **Emerging Policies (Local Development Framework)**

Policy HWC2 – Protection of Community Facilities and Proposals for New Facilities

#### **Other material considerations**

Burton Latimer Parish Plan (2012)



## **6.0 Financial/Resource Implications**

None

## **7.0 Climate Change Implications**

Addressing climate change is one of the core land use planning principles which the National Planning Policy Framework expects to underpin both plan-making and decision-taking. The National Planning Policy Framework emphasises that responding to climate change is central to the economic, social and environmental dimensions of sustainable development. National planning policy and guidance is clear that effective spatial planning is an important part of a successful response to climate change as it can influence the emission of greenhouse gases. In doing so, local planning authorities should ensure that protecting the local environment is properly considered alongside the broader issues of protecting the global environment. The adopted Development Plan for Kettering Borough is consistent with and supports these national policy aims and objectives.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise. The development plan comprising the North Northamptonshire Joint Core Strategy, Local Plan and Kettering Town Centre Action Plan makes clear the importance of climate change and seeks to create more sustainable places that are naturally resilient to future climate change. This will be further amplified by the emerging Site-Specific Part 2 Local Plan once adopted which is being prepared within this context. Policies contained within the Part 2 Local Plan will help contribute towards a reduction in greenhouse gas emissions and will secure that the development and use of land contributes to the mitigation of, and adaption to, climate change.

## **8.0 Planning Considerations**

The key issues for consideration in this application are:-

1. Principle of development
2. Impact on residential amenity
3. Impact on the character and appearance of the area
4. Impact on health and wellbeing (including employment)
5. Impact on crime and antisocial behaviour
6. Impact on parking and highway Safety
7. Flood Risk

### **1. Principle of development**

At the heart of the NPPF is a presumption in favour of sustainable development as set out in Section 2, paragraph 10 (NPPF), based around three overarching objectives (economic, social and environmental). As a result, development should help building a strong, responsive and competitive economy; support strong, vibrant and health communities with accessible services and open spaces that reflect the current and future needs of support communities' health, social and cultural well-being; and protect and enhance the natural, built and historic environment.

Section 8 of the National Planning Policy Framework provides general support to proposals which provide social, recreational and cultural facilities and services which the community needs. Section 8, Paragraph 91 of the National Planning Policy Framework seeks for planning decisions to achieve healthy, inclusive and safe places which: *'(a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other....;(c) enable and support health lifestyles, especially where this would address identified local health and well-being needs....[examples include] sports facilities...'*

Section 8, Paragraph 92 of the National Planning Policy Framework focuses on the provision of social, recreational and cultural facilities and services the community needs, seeking for planning decisions to: *'(a) plan positively and use shared spaces, community facilities (such as ....meeting places, sports venues, open space...public houses...) and other local services to enhance the sustainability of communities and residential environments; (b) take into account and support the delivery of local strategies to improve health , social and cultural well-being for all sections of the community; (c) guard against the loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs; (d) ensure that established...facilities and services are able to develop and modernise, and are retained for the benefit of the community; (e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services'*. In addition, the same policy recognises the importance of access to a network of high-quality open spaces and opportunities for sport and physical activity and its importance for health and well-being of communities. In this instance, the community centre is used by local groups/teams in association with the adjacent playing field and potentially nearby tennis courts, providing opportunity to change and clean as well as provide a venue for refreshments and gathering. In addition, the Community Centre provides a venue for wide range of social activities and events which cater to the needs of a wide section of the local community including young, old, families and individuals, and offers a degree of accessibility provision to ensure the community centre is inclusive.

Section 8, Paragraph 97 of the National Planning Policy Framework seeks to protect existing open space, sports and recreational buildings and land including playing fields *'unless: (a) an assessment demonstrates that the open space, buildings or land is surplus to requirements; (b) the loss would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or (c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use'*.

Section 12, paragraph 124 of the National Planning Policy Framework states that *'good design is a key aspect of sustainable development'*, whilst Paragraph 127 of the National Planning Policy Framework also requires planning decisions to ensure that developments *'(a)...function well and add to the overall quality of an areas...;(f) create places that are safe, inclusive and accessible and which promote health and well-being....'*

Policy 7 of the North Northamptonshire Joint Core Strategy seeks for development to support and enhance community services and facilities where appropriate by: *'(a) providing on site where necessary or contributing towards accessible, new or enhanced community services and facilities to meet the needs arising from the development utilising, where possible, opportunities for the co-location of facilities or the use of existing suitable sites; (c) safeguarding existing facilities unless it can be demonstrated that: (i) they are no longer viable; (ii) no longer needed by the community they serve; (iii) are not needed for any other community use or that the facility is being relocated and improved to meet the needs of the new and existing community; (d) not resulting in a net loss of open space, allotments, sports and recreation buildings and land, including playing fields unless'* specific requirements are met.

Policy 11 of the North Northamptonshire Joint Core Strategy directs development to existing urban areas and indicate that Burton Latimer as a smaller town is a secondary focal point for smaller scale development.

In this instance, the footprint of the proposed development will displace an existing cargo unit located to the rear (east) of the building and encroach into the existing car park and landscape areas adjacent, preserving the level of available useable formal open space. The proposal will enhance the range of facilities available at the existing community centre creating a separate community entrance to the main *'multi-use hall'* and provide a new *'flexible function room'* whilst maintaining the existing entrance to the west for sports competitors which more directly accesses on to the sports pitches, tennis courts and multi user games area. The design seeks to improve the existing community centre and make it more attractive to the local community and meet modern standards and expectations. The existing changing facilities will be upgraded to provide larger unisex changing facilities to serve the sports entrance, with additional accessible changing / toilet facilities. Further toilet facilities will also be provided to separately serve the new *'flexible function room'* and *'multi-use hall'*.

Emerging Policy HWC2 of the Site Specific Part 2 of the Local Plan also seeks to protect and enhance local services and facilities which meet a local need and guard against their loss (unless specific criteria apply), as well as supporting proposals for new facilities and extensions to existing facilities provided they are not detrimental to the local character or amenity of the immediate area. This policy is a material consideration and provides an indication of the direction of emerging policy which aligns with the National Planning Policy Framework, but can only be given limited weight within the decision-making process as it has not progressed further through the examination process. The Burton Latimer Parish Plan is also a material consideration; within it, one of the main suggestions for improving Burton Latimer was to *'encourage the development of a leisure centre with sports facilities – and a swimming pool'*. Whilst the proposal does not provide this, it does seek to develop the Burton Latimer Community Centre to better facilitate sports activities on adjacent open space as well as social activities within, and accords with Policy 7 criterion (a) of the North Northamptonshire Joint Core Strategy with respect of co-location and enhancement of facilities.

The KBC Sports Facilities Audit and Needs Assessment (June 2020) states that *'research undertaken for the audit suggests the demand for village hall / community centre space is high, highlighting the importance of these sites in ensuring a good range of local sport and physical activity for residents across the Borough'*. The report goes on to highlight how village halls and community centres play an important role in ensuring that older people and / or people in the more rural areas and / or hard to reach groups have access to facilities and can also contribute to getting the inactive active or retaining those already involved.

The aforementioned report informs the Kettering Borough Council Sports Facilities Strategy (June 2020) and a number of strategic objectives and priorities contained within. Of those directly relevant to this application are:

## **PROTECT**

- Ensuring that the quality and flexibility of existing stock remains attractive and fit for purpose, by developing investment programmes to ensure the maintenance, refurbishment and, where appropriate, the expansion of existing sports facilities;
- Retaining and, where appropriate, increase daytime access to indoor sports and physical activity opportunities by exploring and pursuing opportunities to increase daytime availability and / or to extend the hours of community use at public sports venues and, where possible, education sites (taking account of appropriate safeguarding requirements for the whole school) and village halls;

From a planning perspective, the Kettering Borough Council Sports Facilities Strategy (June 2020) recommends a strategic objective and priority is to ensure that the recommendations of the Strategy are acted upon and that relevant planning policy documents and other strategies align with the recommendations set out within; this is reflected in emerging Policy HWC2 of the Site Specific Part 2 of the Local Plan previously mentioned.

This evidence base and strategy document are material considerations in the determination of this application and given significant weight in terms of the emerging role of the Burton Latimer Community Centre which this proposal seeks to facilitate.

The current building was constructed circa 1970's and is deteriorating in quality. The proposal will improve the quality of offer at the Burton Latimer Community Centre which will enhance opportunities for sport and recreational activities improving health and well-being in the local community. It is anticipated that this will also increase opportunities for existing users through opportunities to improve programming and via the provision of an extended and enhanced offer for the benefit of all age groups. Such improvements are also likely to attract new users because it is a known fact that age of a venue impacts quality which can deter use which the KBC Sports Facilities Audit and Needs Assessment (June 2020) recognises through its recommendations to modernise older venues in order to maintain quality.

Burton Latimer Town Council object to the proposal and a significant amount of third party objection has been received with respect of the loss of the bar areas (lounge bar and separate bar) within the community centre which will primarily result from the internal re-configurations to make provision for improved changing room facilities. The main effect of this is considered in terms of social impacts which in turn have a health and wellbeing impact which is discussed in further detail in section 8.4 of this report together with employment. Objections received also questioned the need for the additional changing facilities / toilet area or felt they were not needed.

Comment from the Burton Latimer Community Association specifically states that the proposed development will result in a change of use of the building. On this specific point, a community centre typically provides a public space for the community to meet and interact, holding whatever functions/activities are permitted within. There are existing changing room facilities at the Burton Latimer Community Centre which are an ancillary function of this wider use.

The members bar and second bar which also operate from the Burton Latimer Community Centre are also an ancillary function of it; the community centre use itself remains the dominant, primary use which is still required in order for the bar to function from it. As a result, through the proposed alterations, if the bars no longer feature as a permanent feature, the dominant use (community centre) still remains; on this basis, the proposal does not result in a change of use in planning terms.

The internal re-configurations (which themselves do not require planning permission) provide an alternative form of community facility, which as already mentioned, provide an ancillary function to the primary use of the building which remains a community centre.

Relevant planning policy (discussed above) seeks to promote social interaction, opportunities to meet, enable healthy lifestyles, address local health and wellbeing needs (including sports facility provision) whilst taking into account the delivery of local strategies to improve health, social and cultural wellbeing, etc. The actual works which will result in the supplanting of the ancillary bar areas with ancillary changing rooms does not need planning permission itself and so only limited weight can be attached to the objections relating to this matter. It is noted that the proposed extension to the east will provide an alternative venue in the form of the '*flexible function room*' to the existing bar areas and not significantly lessen space available for social interaction and opportunities to meet. The relevant strategies and assessments referred to above, give support to the proposal overall (some of which requires planning permission and some of which does not) and is given significant weight in light of associated policy support. Other material considerations discussed in section 8.2 – 8.7 of this report are considered acceptable subject to planning conditions and are not fatal to the recommendation. As a result, whilst there will be a loss of the ancillary bar services at the Burton Latimer Community Centre which may have social benefits relating to sustainable development, this does not outweigh the merits to the proposal which will deliver other social and economic benefits and the proposal is considered acceptable in principle and in accordance with the relevant parts of Sections 2, 8 and 12 of the National Planning Policy

Framework, Policies 7 and 11 of the North Northamptonshire Joint Core Strategy and emerging policy HWC2 of the Emerging Site Specific Part 2 Local Plan.

## 2. Impact on residential amenity

Section 12, paragraph 127 (f) of the National Planning Policy Framework seeks for developments to create places that are safe, inclusive and accessible and which promotes health and well-being, with a high standard of amenity for existing and future users.

Policy 8(e)(i) of the North Northamptonshire Joint Core Strategy seeks to protect amenity by new development not resulting in an unacceptable impact on the amenities of future occupiers, neighbouring properties or the wider area.

Objection from the occupier of 23 William Street has been received with respect of the impact of noise arising from people congregating and leaving from the new easterly entrance.

In assessing this objection, consideration is given to the location of the existing carpark together with the existing use of the host building as Community Centre which already generates noise and disturbance. The movement of users will continue to and from the car park, although it is accepted that this may be intensified due to the increased capacity of the building and additional parking capacity on site.

Paragraph 182, Section 15 of the National Planning Policy Framework states that planning decisions *'should ensure that new development can be integrated effectively within existing business and community facilities (such as ....pubs....and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development....in its vicinity, the applicant...should be required to provide suitable mitigation before the development has been completed.'*

The host building (and Community Centre use) preceded this policy and 23 William Street preceded the host building. However, this policy cannot be applied retrospectively and the two uses co-exist; the merits of the existing Community Centre and the impact this has on neighbouring amenity cannot therefore be re-visited as the proposal does not change the existing use.

As already mentioned, any material intensification to the existing use can however be considered, where it is directly related to the development being proposed. In this instance, although the number of formal parking spaces is increased, the actual parking area is not. It is considered that movements associated with the existing car park will not be so significantly changed over what could currently be achieved, with users still parking in the car park (in the same location) and entering the building, albeit some of those users will now enter the building from the east instead of the west. The concern over people congregating in the car park and causing noise disturbance therefore remains largely unchanged.

The main harm caused by noise disturbance can only really be considered during anti-social hours such as late at night and early hours. A large part of the proposal seeks to re-configure the internal layout of the existing community building, replacing an existing bar lounge area with changing rooms and toilets which would typically not be used during anti-social hours and be cause for concern. The proposed generous circulation space within the extension to the east does not provide additional capacity itself which could generate noise disturbance, but could enable informal gatherings as users enter or leave the building; these would typically be towards the beginning or end of an event and be fleeting in nature with the degree of disturbance largely determined by the patrons themselves, with some users being more considerate than others. Where Community Centres are used for such purposes, they are usually subject to separate controls such as booking conditions which would normally mitigate against these impacts frequently occurring and because the existing planning permission for the Community Centre is not subject to an hours of use condition, this cannot be controlled .

The additional capacity provided by the additional 'flexible function room' is slightly smaller (13m<sup>2</sup> smaller) than the existing 'bar lounge' which it will replace but has the potential to generate similar impacts in terms of noise disturbance during anti-social hours. The rest of the building remains unchanged in terms of capacity. No. 23 William Street is located approximately 30m north east of the Community Centre on the other side of the street and is not the closest residential property to the site. No. 30 William Street sits closer, with what appears to be a secondary bedroom window looking towards the site.

The proposed extension will only sit approximately 5.2 metres closer to no. 23 William Street, and maintain a similar distance to what it does now (approximately 11 metres) from no. 30 William Street, with toilets and circulation space being closest, and the additional 'flexible function room' being further away. Comments received from the occupier of 30 William Street did not relate to noise disturbance, which provides further perspective and context. As a result, taking into account the aforementioned observations, it is considered that the proposed extension to the east elevation will not give rise to a significant adverse impact on residential amenity which would warrant refusal and other aspects of the proposal will similarly be acceptable. The proposal therefore accords with the relevant parts of Section 12 of the National Planning Policy Framework and Policy 8 of the North Northamptonshire Joint Core Strategy with respect of residential amenity.

### 3. Impact on the character and appearance of the area

Section 2 (Paragraph 10) of the NPPF places at the heart of planning a presumption in favour of sustainable development. Section 12, paragraphs 124 and 127 set out that good design is a key aspect of sustainable development.

Policy 16 of the National Planning Policy Framework states that when considering planning applications which may affect heritage assets and their setting, Local Planning Authorities should take into account the impact of the proposal on the affected heritage asset, to avoid or minimise or avoid any conflict between the heritage asset's conservation and any aspect of the proposal. Paragraph 194 of Policy 16 of the National Planning Policy Framework makes clear *that 'any harm to, or loss of, the significant of a designated heritage asset...should require clear and*

*convincing justification*'. Where the proposal will lead to less than substantial harm, this should be weighed against the public benefits of the proposal....

Policy 8(d)(i) of the North Northamptonshire Joint Core Strategy requires new development to respond to the site's immediate and wider context and local character.

Policy 2 of the North Northamptonshire Joint Core Strategy (NNJCS) also seeks for proposals to conserve and enhance the setting of a heritage asset, and complement their surrounding historic environment through form, scale, design and materials.

In this instance, the northern boundary of the site abuts the designated Burton Latimer Conservation Area. As a result, the proposal has the potential to affect the setting of a Conservation Area and parts of it where the development is visible from e.g. residential properties and associated gardens located on William Street and Victoria Street and potentially the end of some properties located on Station Road. Section 72 of the Planning (Listed buildings and Conservation Areas) Act 1990 requires due consideration to be given to preserving and enhancing the setting of the designated Conservation Area in carrying out its duty.

The applicant has submitted a heritage statement to demonstrate that the proposal will have a low impact on the surrounding area and will not cause a negative irreversible harm to the designated listed buildings.

Internal alterations to re-configure the changing rooms and internal layout will not materially affect the external appearance of the building and will subsequently not affect the setting of the Conservation Area. The design of the proposed extension to the east will re-orientate the main (public) entrance to face east towards Pioneer Avenue, which is accessed directly from its associated car park. This results in a more legible public entrance and reasserts this elevation as the principal elevation to the building which is more suitable for a key Community building serving a range of uses. The existing west entrance is subsequently retained to provide a sole, dedicated entrance for associated sporting participants using the building's changing facilities, whilst maintaining access to the multi-use hall at the same time.

The proposed extension will result in the removal of the existing cargo unit which currently has a detrimental visual impact on the area and the setting of the adjacent Conservation Area. The proposed extension introduces symmetry to the east elevation not currently present, whilst following the roof angle of the northern section of the existing building, albeit at a slightly lower profile maintaining visual subservience whilst obscuring view of existing plant/air-conditioning units on the roof which again will have visual benefits. The taller southern section of the existing building remains more visible behind the proposed extension, demonstrating evolution of the host building, respecting the building hierarchy.

Removal of 3 no. trees are required to the east of the site in order to facilitate construction of the extension and re-configuration of the existing car park in order to make it compliant with current parking standards. All three trees are visible from within the public realm when viewed from Pioneer Avenue and from within the Conservation Area along William Street.



Objection was received from the occupier of 23 William Street, on the grounds that loss of the main tree (presume silver birch) will expose the front elevation of the community centre, which will be exacerbated further by extending it eastwards which will impact on the character and appearance of the area. The proposed extension will encroach an additional 5.2 metres < 7.4 metres east, but remain set back from the highway and established building lines on William Street. As already discussed, the proposal will also obscure view of plant equipment on the roof of the existing building and result in the removal of the existing cargo storage unit on this elevation which currently has a harmful visual impact. As discussed in more detail below, it is considered that control over external materials used in the construction of the extension and landscaping could help to mitigate impacts on the character and appearance of the area and the setting of the Conservation Area to an acceptable level.

The two cherry trees do not have a particularly good vigour with leaning habit which limits their contribution to setting of the Conservation Area; their loss is not significant. At the time of the site visit, the Silver Birch suffered from significant ivy growth, although this can be removed. The Silver Birch is relatively mature and its loss will harm the setting of the Conservation Area, although subject to a planning condition seeking a landscape scheme to re-plant trees along the northern and eastern boundary of the site, this harm will be mitigated and be less than substantial and further help to address visual impacts raised through objection received from the occupiers of 23 William Street.

The proposed hard landscaping in the form of iron railings with brick piers will create a formal enclosure to the street, which is in keeping with the existing enclosure either side of the vehicular entrance which will be secured by planning condition approving the submitted plan which details this.

When viewed from the west (original front elevation of Community Building), due to the lower profile of the host building's central section, the proposed extension on the east elevation will be visible; this introduces a further juxtaposition between the various building elements, adding a degree of visual interest, which is in the officer's opinion is not significantly harmful, subject to the use of sympathetic materials being used in its construction.

Alterations to the north elevation are limited to the bricking up of an existing doorway, which would be acceptable subject to materials being used which match the existing external materials used in the construction of the building; the side elevation of the proposed extension to the east elevation will be visible from this vantage point as well as from the south.

The design of the extension incorporates similar window design to the existing building to achieve a degree of cohesion whilst also introducing a number of modern elements of architectural design such as a canopy entrance, timber clad fascia (dark stained), standing seam metal roof, which help achieve a relatively modern, light weight appearance and provide a degree of visual transition between old and new.

It is considered that additional control over external materials to be used in the construction of the extension on the east elevation, through the submission of samples and specifications would be necessary and justified in order to achieve an optimal appearance given the sensitive setting of the development and may help address some of the concerns raised by the occupier of 23 William Street. With this in mind, together with other conditional matters already discussed, the proposal would result in less than substantial harm to the setting of the Conservation Area and general character and appearance of the area, particularly given the 1970's design of the host building which contrast with its surroundings and is in need of attention. In considering the proposal against paragraph 196 of the National Planning Policy Framework, the internal refurbishment and enhanced facilities [particularly the additional flexible function room, separate public entrance, upgraded changing facilities and improved formal parking layout] provide public benefit which weighs in favour of the proposal. Subject to the planning conditions referred to above, the proposal will preserve the setting of the Conservation Area and have an acceptable impact on the character and appearance in general and accords with the relevant parts of Section 2, 12 and 16 of the National Planning Policy Framework and Sections 2 and 8 of the North Northamptonshire Joint Core Strategy.

#### 4. Impact on health and wellbeing (including employment)

As already discussed in paragraph 8.1 of this report, at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development as set out in Section 2, paragraph 10 of the National Planning Policy Framework, based around three overarching objectives (economic, social and environmental).

Section 6 of the National Planning Policy Framework is clear that planning decisions should help create conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.

Policies 22 and 23 of the North Northamptonshire Joint Core Strategy typically seeks to support development which helps deliver a net increase in jobs, with a primary focus on employment sites without the borough, as well as tourism and cultural assets, etc. Whilst these policies are not directly applicable to the proposal under consideration, it sets the general approach which is to strengthen the local economy through the retention and delivery of new jobs.

Section 4.0 and Appendices 1 and 2 of this report contain a summary of significant objection received in response to the planning application, primarily with respect of loss of the members bar and bar facilities at the Burton Latimer Community Centre, as a result of the internal alterations to provide enlarged and enhanced changing facilities. The key theme coming through these objections is that this will significantly adversely impact on health and wellbeing of users dependent on these services, which includes old and young, individuals, families as well as clubs (social and sports clubs). It is stated that the loss of the bars and members bar will result in a loss of purpose to attend the venue and that there is not alternative provision locally to fulfil this need which will ultimately have a detrimental impact on community health and spirit which goes to 'heart' of Burton Latimer. In addition, consultation response

received from Burton Latimer Community Association dispute the impact on jobs set out in the submitted application. The submitted application form states that the proposal will have a neutral impact on employment, but the comment states that the application states a loss of 1 full-time and 2 part-time members when in fact the Burton Latimer Community Association believe that this would be nearer to the loss of 10 no. jobs or 1 full-time and 7 part-time members bar staff and reduction of hours of 4 part-time employees).

The discrepancy cannot be corroborated either way as use of the Burton Latimer Community Centre is likely to evolve as a result of the proposal and attract some existing and some new users as a result of the proposal as well as some losses, as discussed in section 8.1 of this report, and so is given limited weight. However, members are advised that policies within the Development Plan typically supports development which delivers jobs and seeks to safeguard against their loss as set out above. This needs to be balanced against the merits of the proposal where a detrimental impact on employment is confirmed.

As discussed in 8.1 of this report, the reported adverse social impacts of the proposal are also a material consideration and have been weighed up against the identified benefits of the proposal, taking into account the fact that some aspects (i.e. internal re-configuration) do not require planning permission.

Issues relating to noise disturbance which have been raised by third parties and can impact on health and wellbeing have been discussed in section 8.2 of this report which considers these impacts in terms of residential amenity.

#### 5. Impact on crime and antisocial behaviour

Section 8, Paragraph 91 of the National Planning Policy Framework seeks for planning decisions to achieve healthy, inclusive and safe places which: *'(b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion...'*

Section 12, Paragraph 127 of the National Planning Policy Framework also requires planning decisions to ensure that developments *'(a)...function well and add to the overall quality of an areas...;(f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience'*.

Policy 8 of the North Northamptonshire Joint Core Strategy expects development to ensure quality of life and safer and healthier communities by *'(e)(iv) seeking to design out anti-social behaviour and crime and reduce the fear of crime through the creation of safe environments that benefit from natural surveillance, defensible spaces and other security measures having regard to the principles of the 'Secured by Design'*.

As part of the submission a crime and anti-social behaviour impact statement has been submitted which seeks to address key issues raised through initial consultation comments made by Northamptonshire Police Authority. A re-consultation raised no objection from the Police Authority and subject to planning condition seeking for

measures set out in that impact statement to be implemented and retained thereafter.

In addition to the above, an objection has been received from the occupier of 23 William Street on the grounds that since the social bar use has ceased, anti-social behaviour has increased and there is a need for a police linked CCTV camera to mitigate against this concern. Fear of crime has also been raised through objection from the occupier of 27 Station Road, Burton Latimer if the Burton Latimer Community Centre is used less as a result of the alterations. There is no evidence to indicate that the site will be used less following completion of development, as the proposal seeks to enhance facilities at the site and provide additional capacity, although it is acknowledged that the ancillary bar use may no longer operate from the site as set out within the large number of objections received in response to the proposal, which will result in a reduction in associated activity at the site. Notwithstanding this, the submitted crime and anti-social behaviour impact statement does seek to enhance existing CCTV facilities at the site (internally and externally) together with a number of other measures. It is not specified whether the enhanced CCTV is directly linked to police services, but will act as a deterrent and satisfies concerns raised the Police Authority and will be a material enhancement to the current arrangements on site which may prevent issues associated with existing concerns raised. On this basis, it is considered that the impact on crime and anti-social behaviour will be acceptable and accords with the relevant parts of Sections 8 and 12 of the National Planning Policy Framework and Policy 8 of the North Northamptonshire Joint Core Strategy.

#### 6. Impact on Parking and Highway Safety

Section 9, paragraph 108(b) (NPPF) states that when considering applications for development, it should be ensured that *'appropriate opportunities to promote sustainable transport modes have been taken up...'* and that *'safe and suitable access to the site can be achieved for all users'*.

Policy 8(b)(ii) of the North Northamptonshire Joint Core Strategy seeks to ensure a satisfactory means of access and provision for parking, servicing and manoeuvring in accordance with adopted standards.

The proposal seeks to re-surface with tarmac the existing informal overflow parking area which is unmarked and surfaced with grass-crete and re-align parking spaces with new markings to increase formal provision from a total of 21/22 to 29 vehicle parking spaces (including 3 no. accessibility standards [ an increase from 1 no.]). This will also remove potential opportunities for conflict near the existing vehicular access point to the site and between one of the existing accessibility standard parking spaces and other parking spaces. Accessibility standard parking bays will also be located closer to the new public entrance. The existing vehicular access to the car park entrance will be widened to 4.5 metres and secure, covered cycle storage for 12 bicycles will also be provided, all of which is will be line with the dimensional requirements set out within Northamptonshire County Council Parking Standards (July 2016). Space for motorcycle parking is being provided in addition, as part of the proposal.

Objection has been received from the occupier of 23 William Street on the grounds of highway safety as the proposed new pedestrian building entrance will open out on to the car park and William Street and give rise to a highway safety risk. The proposed extension to the east which incorporates the new entrance is set back from the highway (approximately 8-9 metres away) and is not considered to give rise to significant highway safety risk. Parking spaces do abut the proposed entrance on the east elevation at relatively close proximity with no features present to prevent conflict, although space is available to the north of the existing footpath to relocate the entry route and provide physical buffers between the car park to its south. As a result, it is recommended that a '*scheme for safe pedestrian access*' is secured by planning condition to address this concern and potential area of conflict between users.

Objection has also been received from the occupier of 30 William Street, highlighting that parking impacts arising from the existing use already occur which will be made worse by the creation of a second entrance/exit near to William Street; white lines in front of their consultee's property have been sought to mitigate against this. Concern has also been raised about tradesman obstructing the highway during construction if the proposal is allowed.

The most recent comment (04.02.2021) from Northamptonshire County Council Highways Authority raises no objection to the proposal subject to planning conditions which secure the widened access point and visibility, submission of a construction management plan (which should address concerns raised by the occupier of 30 William Street regarding highway obstruction during construction phase), and prevention of surface water egress on to the public highway. A planning condition would also be recommended to secure the proposed parking layout and provision of secure cycle storage. NCC Highways did not raise concerns relating to those expressed by third parties and appear satisfied from a highway safety perspective.

It is noted that previous comment (27.01.2021) from Northamptonshire County Council Highways highlighted a deficit in electric vehicle parking provision for 3 vehicles with an ambition of all 26 no parking spaces capable of being serviced by electric charging points in the future. The proposal does not include any provision for electric charging capacity at this stage largely due to the fact that Western Power Distribution have not yet scheduled a date for an essential upgrade of the local electricity primary substation which is required in order to enable additional electric charging capacity in the area. This work is however planned to be undertaken sometime in the next 36 months. A requirement to provide electric charging points to all parking spaces is an ambition and cannot reasonably be required by planning condition. However, a planning condition is recommended which secures a plan showing 3 no. vehicle parking spaces to be serviced by electric charging which shall be made operationally available for use within 36 months following substantial completion of the development or the date when it is first operationally available for use, whichever is sooner.

The provision of white lines on William Street to deter users of the Burton Latimer Community Centre parking on the street, is not a requirement highlighted as being necessary by Northamptonshire County Council Highways Authority and is normally

a matter for the police to enforce where an obstruction or parking offence occurs; planning conditions should not be used to address matters which can be controlled using other regulatory regimes or where impact is not significant and paragraph 109 of the National Planning Policy Framework states that *'development should only be....refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe'*. The level of parking provision being offered is considered acceptable for the incremental enlargement proposed to the existing Burton Latimer Community Centre; the additional cycle storage will also encourage some non-car visits to the site and the proposal should result in enhanced parking and highway safety for the reasons already discussed. As a result, subject to planning conditions referred to above the proposal is considered acceptable in terms of its impact on parking and highway safety and accords with the relevant parts of Section 9 of the National Planning Policy Framework and Policy 8 of the North Northamptonshire Joint Core Strategy.

### 7. Flood Risk

Section 14, Paragraph 163 (NPPF) states that when determining any planning applications, local planning authorities ensure that flood risk is not increased elsewhere. Development should be supported by a site-specific-flood risk assessment where appropriate, and only be allowed in areas at risk of flooding where in light of an assessment that includes a sequential test and exception test, it can be that the most vulnerable forms of development are located in areas of least risk to flooding; the development is appropriately flood resistant/resilient; the proposal incorporates SUDs unless it can be demonstrated that this would be inappropriate; residential risk is safely managed; safe access/escape routes are included as part of an emergency plan.

Policy 5 of the North Northamptonshire Joint Core Strategy seeks for development to contribute towards reducing the risk of flooding and to the protection and improvement of the quality of the water environment. Criterion (a) prioritises development away from high/medium flood risk areas applying a sequential approach; (b) incorporate flood protection measures which meet a minimum 1 in 100 annual probability standard with allowances for climate change...; (c) incorporate Sustainable Urban Drainage Systems wherever practicable; (d) contribute to flood risk management in North Northamptonshire. Further criteria specifies situations when development will or will not be permitted which the proposal does not trigger.

The submitted flood risk assessment confirms that the site is located within flood zone 1 which is the lowest area of flood risk. The assessment confirms that existing surface water runoff and foul drainage discharges into existing public sewers. The additional surface water run-off arising from the proposed development (approximately 100m<sup>2</sup>) will be disposed of via an attenuation system restricting outfall from the site to the local surface water drainage infrastructure, with the increase in foul drainage discharging into the existing system. No information has been submitted with respect of the proposed attenuation system and it is noted that part of the site which will be changed is an area of existing overflow carpark currently surfaced with grass-crete which will be replaced by tarmac. It is considered appropriate that these matters should be controlled by planning condition through

the requirement for submission of a calculated drainage scheme which addresses surface water run-off concerns onto the highway already expressed by the Highways Agency. As the site is not identified as being at risk for ground water flooding, this does not require further consideration.

Subject to the above, the proposal is considered acceptable with respect of flood risk and in accordance with the relevant parts of Section 14 of the National Planning Policy Framework and Policy 5 of the North Northamptonshire Joint Core Strategy.

### **Conclusion**

The significant objection relating to loss of the members bar and bar areas are a material consideration, but cannot be given significant weight as the internal works to provide enhanced changing and toilet facilities, do not require planning permission as they do not materially alter the external appearance of the building. In addition, those same works coupled with the new development proposed seek to deliver alternative ancillary facilities which have alternative social objectives which can also benefit health and wellbeing and are supported by National and Development Plan Policies and accord with a recent evidence base (KBC Sports Facilities Audit and Needs Assessment (June 2020) and KBC Sports Facilities Strategy (June 2020)). Whilst objections have also been received with respect of impacts on residential amenity, parking and highway safety, crime and anti-social behaviour, and impact on the character and appearance of the area, it is considered that these matters can be mitigated through the use of planning conditions. Flood risk impacts are considered acceptable subject to condition securing a drainage scheme. The issue of whether the proposal will affect the financial viability of the Burton Latimer Community Centre is given limited weight, as the use remains unchanged and is constantly evolving, and there is no evidence to indicate that this will be the case. An adverse impact on employment cannot be corroborated and for similar reasons, this is not considered to outweigh the merits of the proposal given that the associated works do not require planning permission. As a result, the proposal is considered acceptable and in accordance with Sections 2, 8, 9, 12, 14, 15, and 16 of the National Planning Policy Framework, Policies 2, 5, 7, 8, and 11 of the North Northamptonshire Joint Core Strategy and emerging Policy HWC2 – Protection of Community Facilities and Proposals for New Facilities. In accordance with the statutory duty of Section 38 (6) of the Planning and Compensation Act 2004 Act, the proposed development is acceptable and recommended for approval.

#### **Background Papers**

Title of Document:

Date:

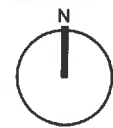
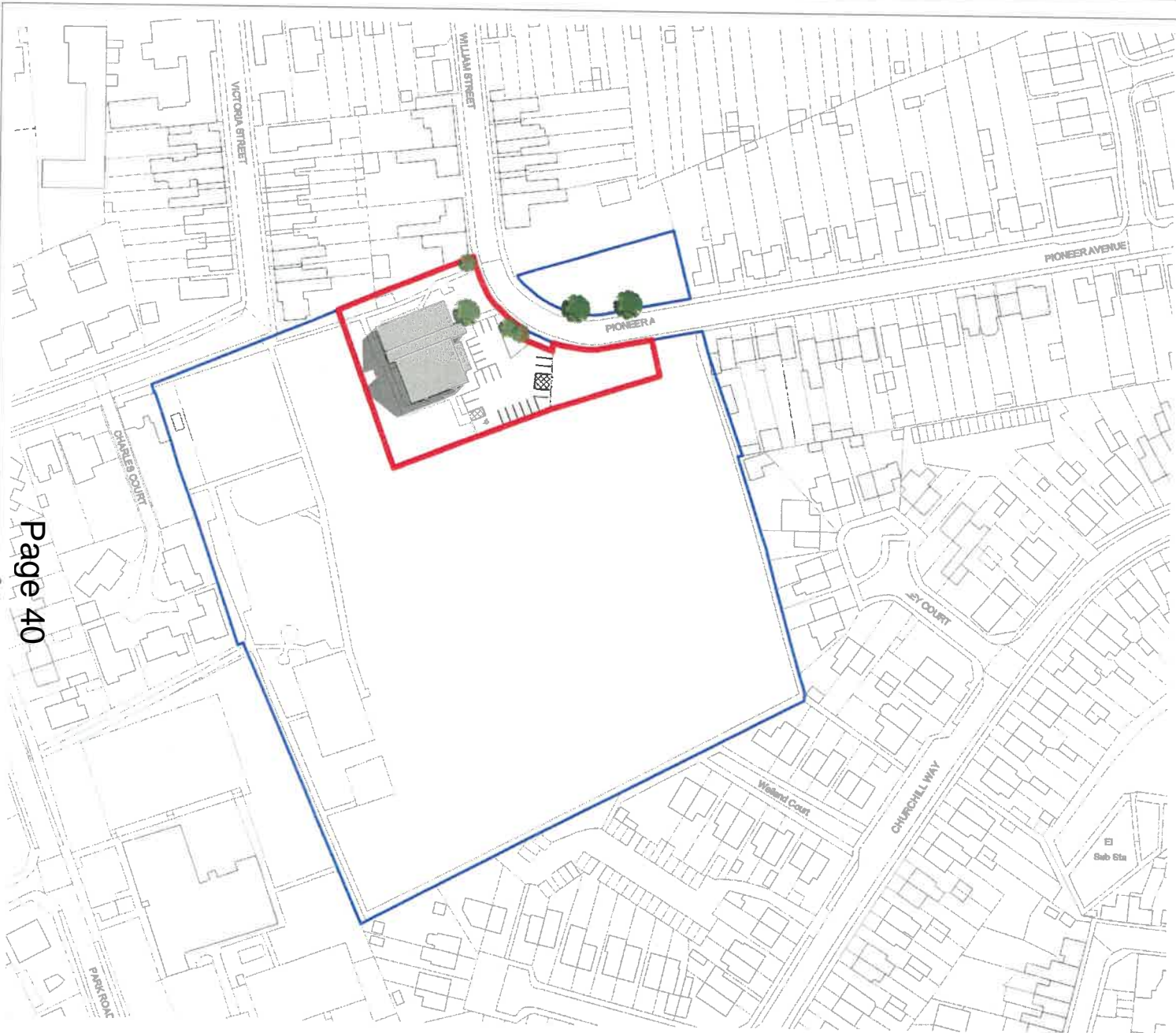
Contact Officer:

Mark Coleman, Development Officer on 01536 534316

#### **Previous Reports/Minutes**

Ref:

Date:



**SITE PLAN KEY**

- Blue line boundary
- Red line boundary
- Tree on site
- Existing building

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Rev	Description	Date	Drn.	CHK.
P4	Planning Update	26/02/20	HS	RE M
P3	Planning Submission	12/12/19	HS	YN/AH
P2	Initial Issue	15/11/19	HS	YN
P1	Issue to MC	11/11/19	HS	YN

**CLIENT**  
 Kettering Borough Council  
 Municipal Office, Kettering, NN16 7ZX

**Kettering Borough Council**

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 Keynes House, Hethin, SO5 2JW

**FORTEM**  
 People who care

**PROJECT**  
 Barlin Lollum Community Centre - Pioneer Avenue  
 Pioneer Avenue, Kettering, NN16 3LJ

**TITLE**  
 Existing Site Location Plan

DRAWN BY:	HS	DATE:	21/02/19
CHECKED BY:	AVCT	SCALE:	1:1250 @ A3

**STATUS**  
 Planning

PROJ-ORGN-ZONE-LVL-TYP-ROLE-NO.	STATUS	REV
BLP-LFA-ZZ-00-DR-A-0100	S2	P4

Page 40  
25c

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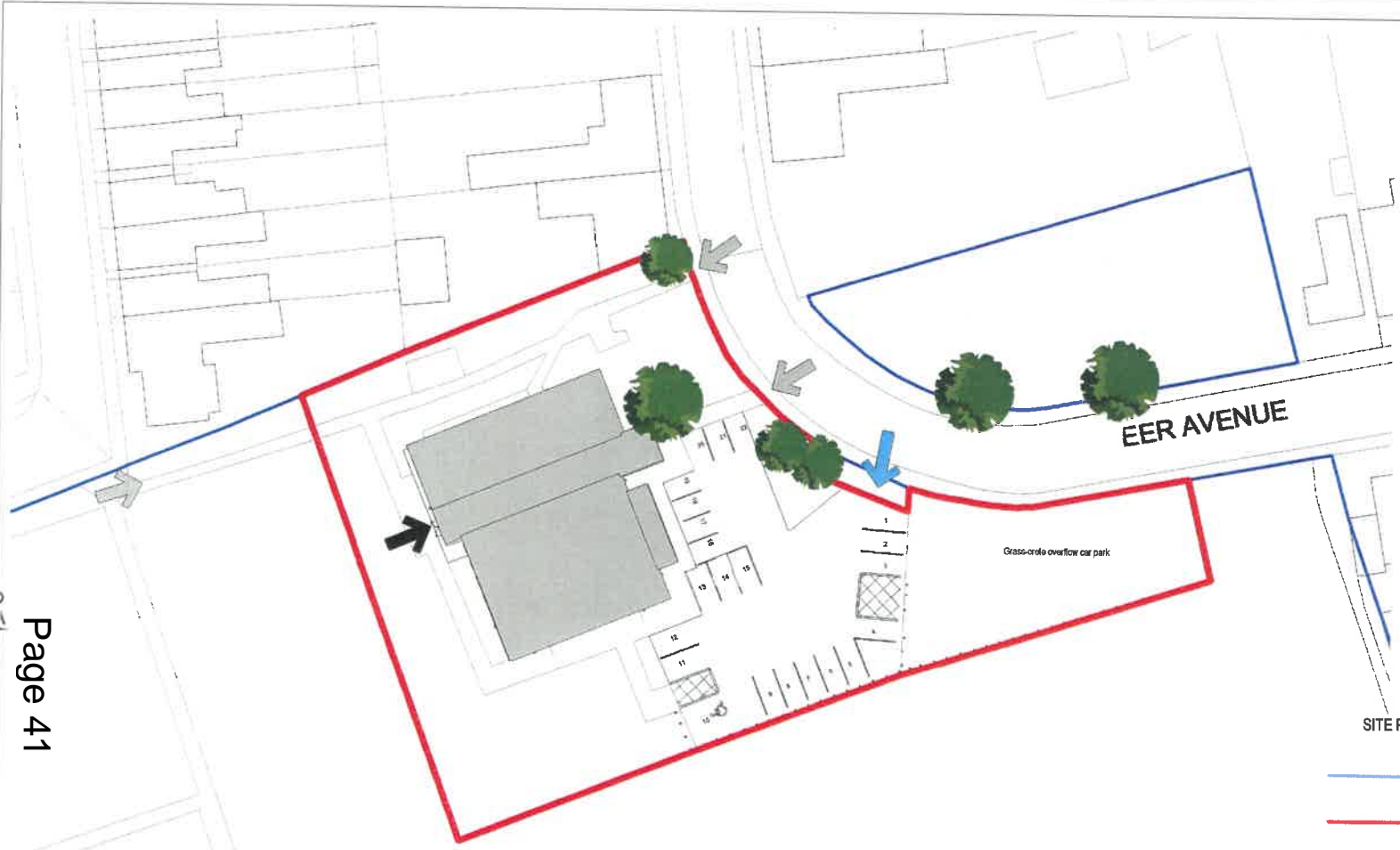
**Existing Site Location Plan**  
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Scale 1 : 1250










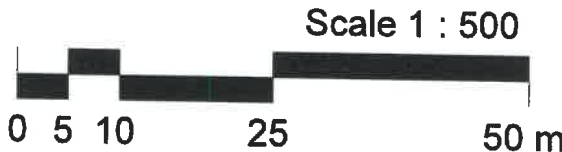
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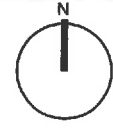


SITE PLAN KEY

-  Blue line boundary
-  Red line boundary
-  Building access
-  Pedestrian access
-  Vehicular access
-  Tree on site
-  Existing building



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**Existing Block Plan**  
 1 : 500



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1. . . . .
  2. All measurements are in millimetres unless stated otherwise.
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P5	Planning Update	26/02/20	HS	RE M
P4	Update following receipt of Survey Information	28/01/20	HS	RM/ YN
P3	Planning Submission	12/12/19	HS	YN/ AH
P2	Initial Issue	15/11/19	HS	YN
P1	Issue to MC	11/11/19	HS	YN
Rev	Description	Date	Dn.	CHK.

CLIENT  
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 Municipal Office, Kettering, NN15 7GX  


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 Keynes House, Hichin, SG5 2JH  


PROJECT  
 Barton Lutter Community Centre - Pioneer Avenue  
 Pioneer Avenue, Kettering, NN15 5LJ

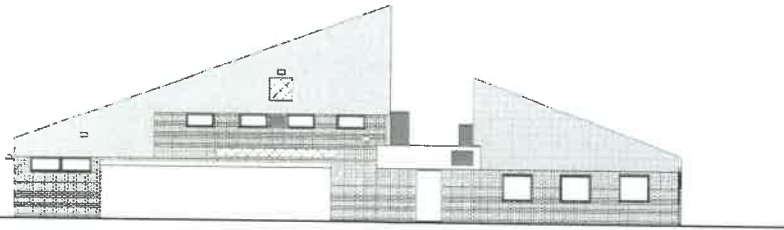
TITLE  
**Existing Block Plan**

DRAWN BY.	HS	DATE.	06/04/19
CHECKED BY.	YN	SCALE.	As indicated @ A3

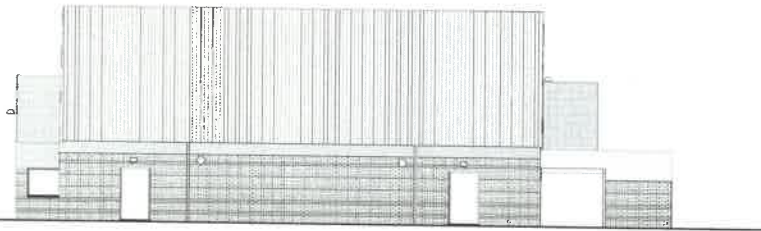
STATUS  
**Planning**

PROJ-ORGN-ZONE-LVL-TYP-ROLE-NO.	STATUS	REV
BLP-LFA-ZZ-00-DR-A-0101	S2	P5

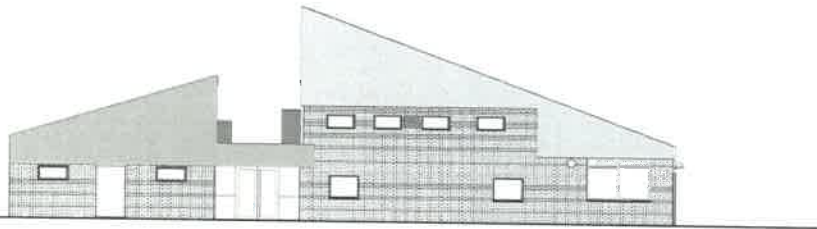
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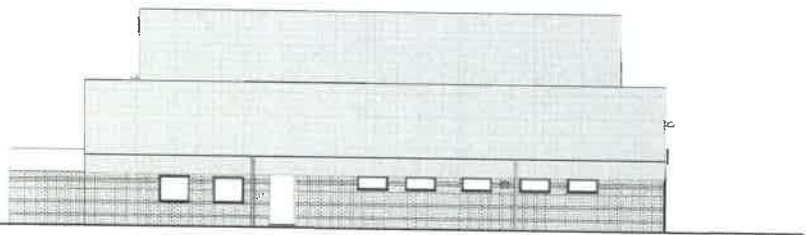
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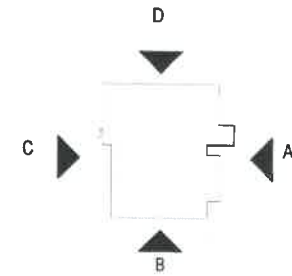
**Elevation B**  
1 : 100



**Elevation C**  
1 : 100



**Elevation D**  
1 : 100



**ELEVATIONS KEY**

- Rain Water Pipes
- Re-constituted slate tiles
- Profiled steel web/brass covering
- Painted Plaster
- Existing MGE Plant
- Horizontal Timber cladding
- Existing signage

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**KEY PLAN**

PK	Issue	Revised	By	Date
1	Issue	1	HS	01/03/18
2	Issue	1	HS	01/03/18
3	Issue	1	HS	01/03/18
4	Issue	1	HS	01/03/18
5	Issue	1	HS	01/03/18

**CLIENT**  
Kettering Borough Council  
Municipal Office, Kettering, NN16 7QX



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**PROJECT**  
Burton Latimer Community Centre - Pioneer Avenue  
Pioneer Avenue, Kettering, NN16 8LJ

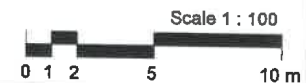
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DESIGNED BY: HS DATE: 01/03/18

CHECKED BY: YN SCALE: As indicated @ A1

STATUS: Planning

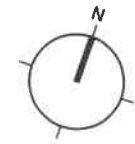
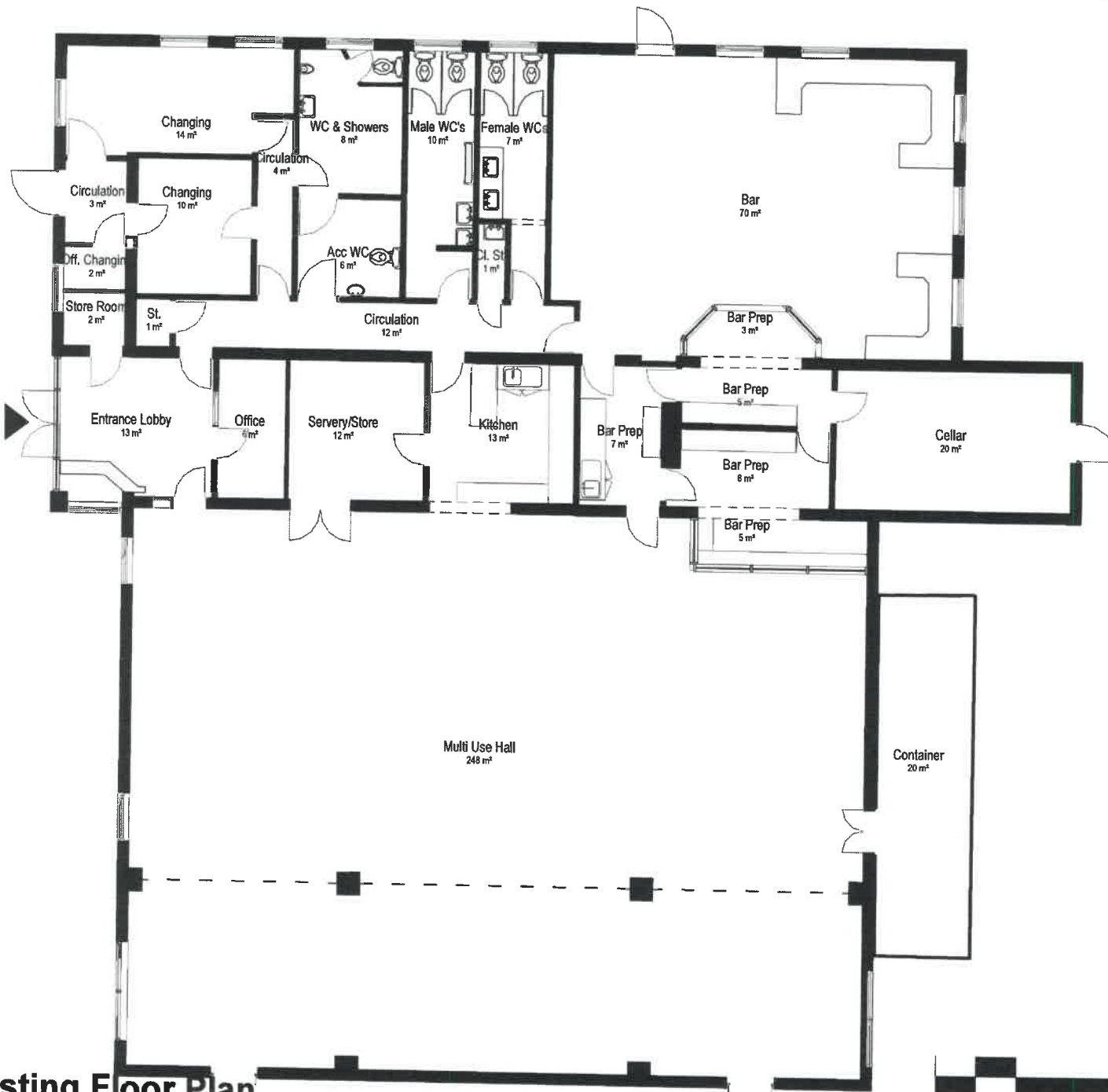
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BLP - LFA - ZZ - ZZ - DR - A - 0300 S2 P4



25c  
Page 42

28/02/2023 15:55:20

25d



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 Keyes House, Nibbin, SGS ZDW

**PROJECT**  
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 Pioneer Avenue, Kettering, NN15 5LJ

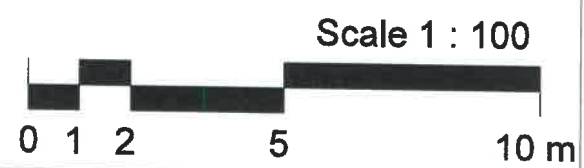
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 Existing Floor Plan

<b>DRAWN BY.</b>	HS	<b>DATE.</b>	06/07/19
<b>CHECKED BY.</b>	YN	<b>SCALE.</b>	1:100 @ A3

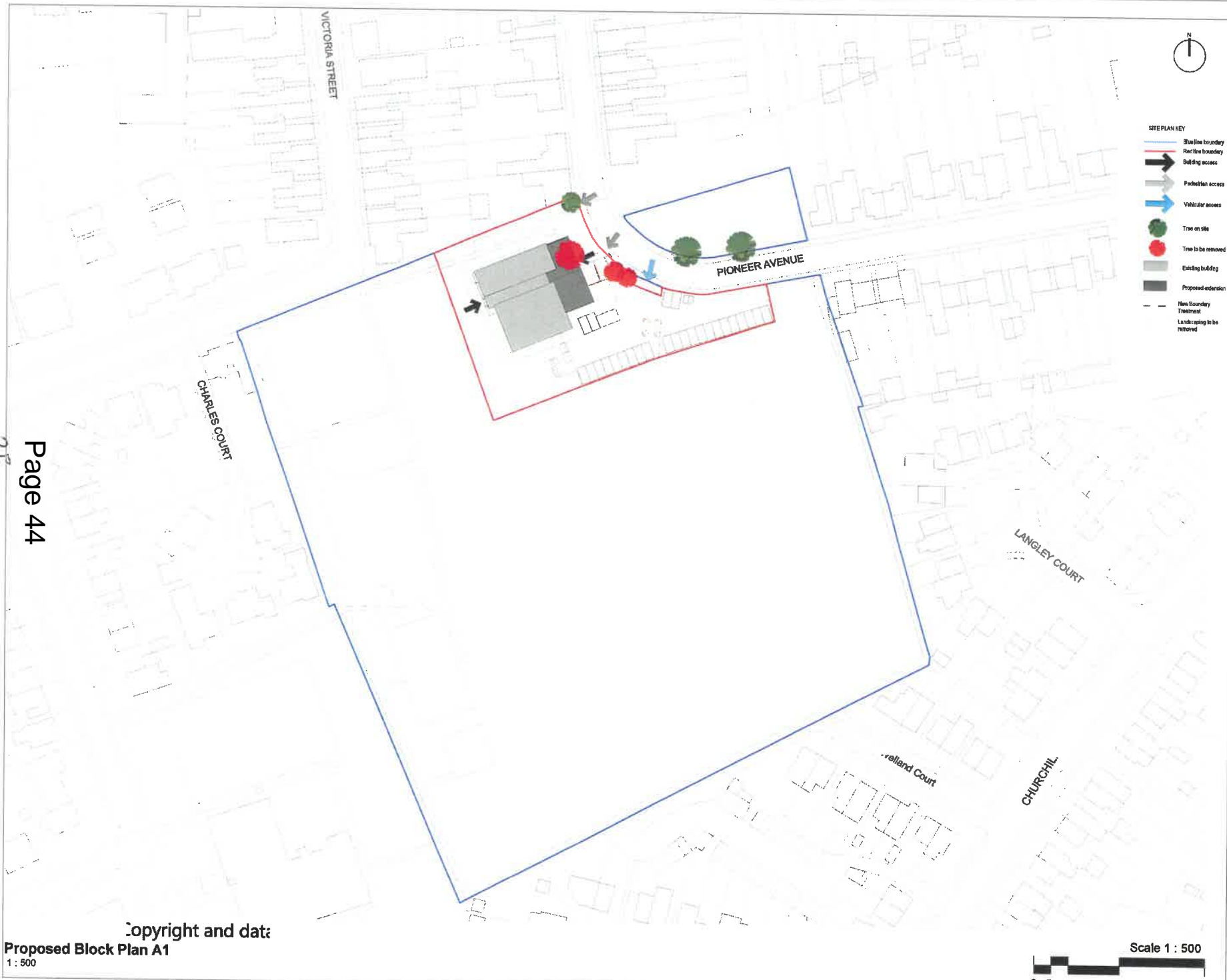
**STATUS**  
 Planning

<b>PROJ-ORGN-ZNE-LVL-TYP-ROLE-NO.</b>	<b>STATUS</b>	<b>REV</b>
BLP-LFA-ZZ-00-DR-A-0200	S2	P4

**Existing Floor Plan**  
 1 : 100



28/02/2020 09:52:09



- SITE PLAN KEY**
- Blue line boundary
  - Red line boundary
  - Building access
  - Pedestrian access
  - Vehicular access
  - Tree on site
  - Tree to be removed
  - Existing building
  - Proposed extension
  - Main Boundary Treatment
  - Landscaping to be removed

**LUNGFISH**

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- NOTES**
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  - All construction and dimensions to be checked and confirmed on site, prior to works commencing.
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  - The information on this drawing is subject to the final construction of the structure and is not to be used for any other purpose.

**KEY PLAN**

NO	REVISION	DATE	BY	CHKD
01	Issue for approval	11/11/19	HS	YNAH
02	Final issue	11/11/19	HS	YNAH
03	Issue for construction	11/11/19	HS	YNAH
04	Final issue	11/11/19	HS	YNAH

**CLIENT**  
Kettering Borough Council  
Municipal Office, Kettering, NN16 7QX

**Kettering**  
Borough Council

**CONTRACTOR**  
Fortem  
Keynes House, Hitchin, SG5 2DW

**FORTEM**  
People who care

**PROJECT**  
Burton Latimer Community Centre - Pioneer Avenue  
Pioneer Avenue, Kettering, NN16 5LJ

**TITLE**  
Proposed Block Plan A1

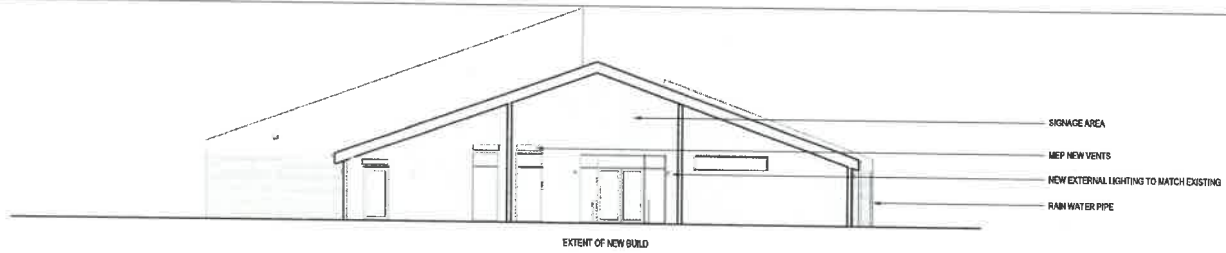
**DRAWN BY:** HS      **DATE:** 11/11/19  
**CHECKED BY:** YNAH      **SCALE:** 1:500 @ A1

**SHARD**  
Planning

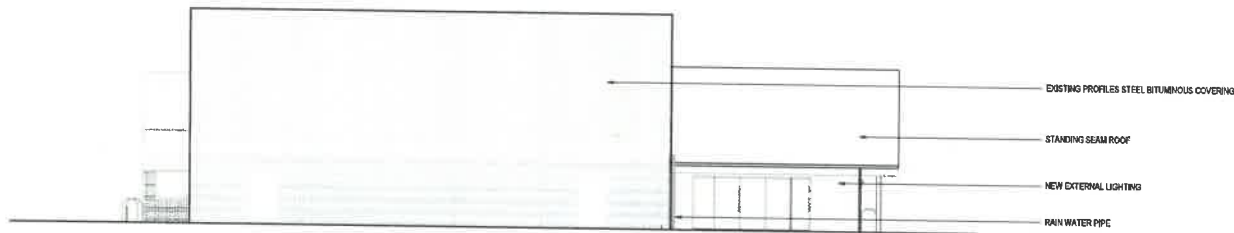
**PROJ - DESIGN - ZONE - LEVEL - TYPE - ROLE - NUMBER      STATUS      REF**  
BLP-LFA-ZZ-00-DR-A-0104      S2      P4

Copyright and data:  
Proposed Block Plan A1  
1:500

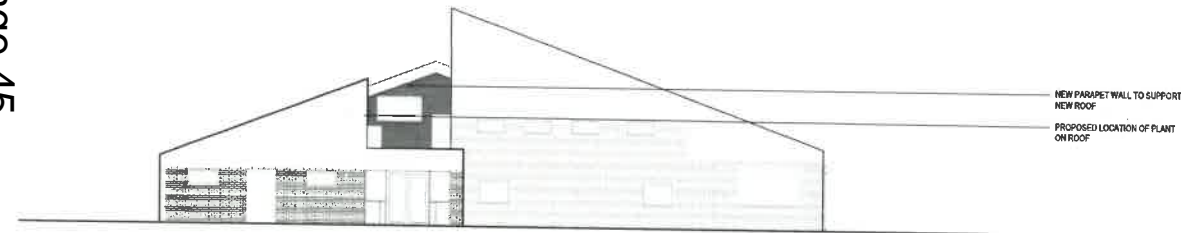




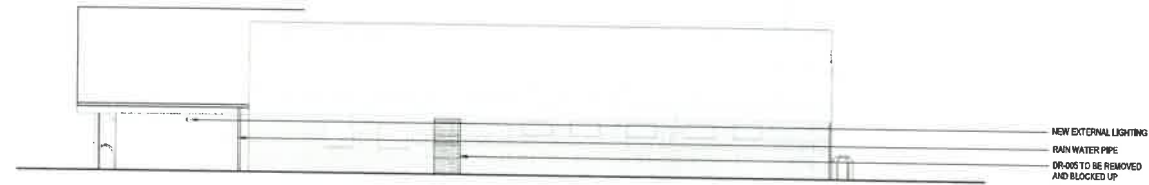
**Proposed Elevation A**  
1 : 100



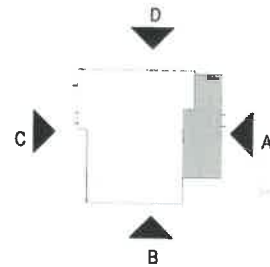
**Proposed Elevation B**  
1 : 100



**Proposed Elevation C**  
1 : 100



**Proposed Elevation D**  
1 : 100



**ELEVATIONS KEY**

- Rain Water Pipes
- Re-constituted slate tiles
- Profiled steel subterranean covering
- Painted Plaster
- Existing M&E Plant
- Vertical timber cladding
- Existing signage



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- NOTES**
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  - This drawing is to be read in conjunction with the contract documentation, specifications and all relevant Architectural, Structural, Mechanical, Landscape and Structural drawings.
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  - Lungfish drawings are provided as design intent. The detail shown is representative of practice. All components, fittings and usage etc are to be provided and installed to the satisfaction of each relevant manufacturer's recommendations to maintain structural, air and fire resistance where applicable.
  - The information on this drawing is subject to the final coordination of the architect, engineer, MEP.

**KEY PLAN**

Rev	Description	Date	By	Check
P1	Planning Update	06/09/19	HS	HS
P2	Planning Submission	10/10/19	HS	HS
P3	Initial Issue	12/10/19	HS	HS
P4	Issue to MEC	15/11/19	HS	HS
Rev	Revisions	Date	By	Check

**CLIENT**  
Kettering Borough Council  
Municipal Office, Kettering, NN15 7DX



**CONTRACTOR**  
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Keynes House, Hitchin, SG5 2DW

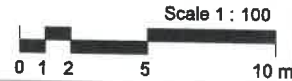
**PROJECT**  
Burton Lafimer Community Centre - Pioneer Avenue  
Pioneer Avenue, Kettering, NN15 5LJ

**TITLE**  
Proposed Elevations

**DRAWN BY:** HS **DATE:** 10/10/19  
**CHECKED BY:** YN **SCALE:** As indicated @ A1

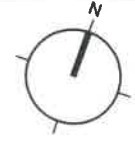
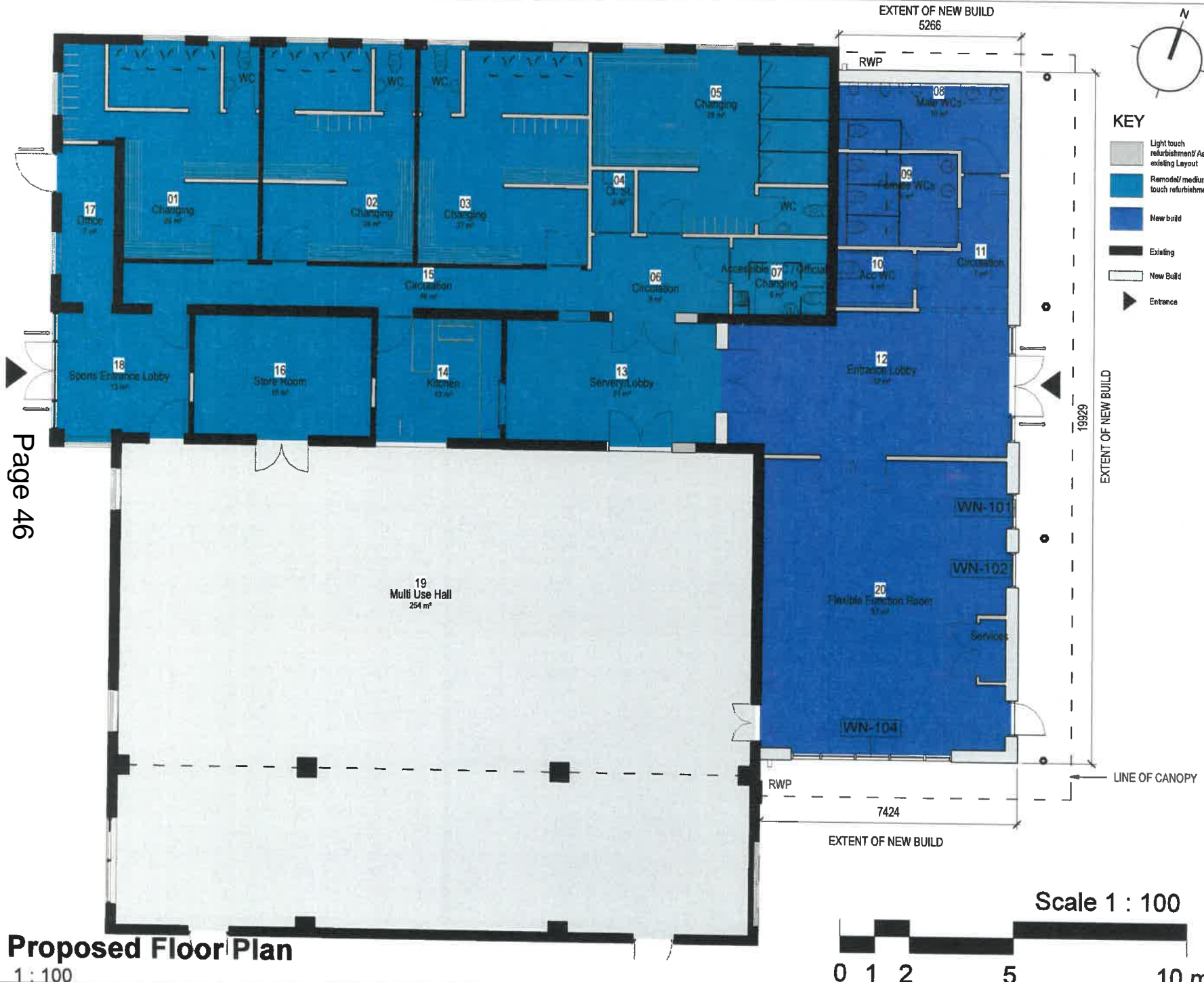
**STATUS**  
Planning

**PROJ.- ORIGIN-ZONE-LEVEL- TYPE-ROLE-NUMBER** **STATUS** **RE**  
BLP-LFA-ZZ-00-DR-A-0301 S2 P4



Page 45

28/03/2020/2020



- KEY**
- Light touch refurbishment/ As existing Layout
  - Remodel/ medium touch refurbishment
  - New build
  - Existing
  - New Build
  - Entrance

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- NOTES**
1. All measurements are in millimetres unless stated otherwise.
  3. This drawing is to be read in conjunction with the contract documentation, specification and all relevant Architectural, Electrical, Mechanical, Landscape and Structural drawings.
  4. Any discrepancies between documents to be reported to the architectural team for review and clarification, prior to works commencing on site.
  5. All coordinates and dimensions to be checked and confirmed on site, prior to works commencing.
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The information on this drawing is subject to the final co-ordination of structure/sub-structure, M&E

Rev	Description	Date	HS	Y/N	Drn.	Chk.
P4	Planning Update	26/02/20	HS	RE		M
P3	Planning Submission	12/12/19	HS	Y/N		AH
P2	Initial Issue	15/11/19	HS	Y/N		
P1	Issue to MC	11/11/19	HS	Y/N		

**CLIENT**  
 Kettering Borough Council  
 Kettering Borough Council  
 Municipal Office, Kettering, NN15 7QX

**CONTRACTOR**  
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 Keynes House, Hibbin, S65 2DW  
**FORTEM**  
 People who care

**PROJECT**  
 Burton Lutter Community Centre - Pioneer Avenue  
 Pioneer Avenue, Kettering, NN15 5LJ

**TITLE**  
 Proposed Floor Plan

<b>DRAWN BY.</b>	HS	<b>DATE.</b>	10/01/18
<b>CHECKED BY.</b>	YN	<b>SCALE.</b>	1:100 @ A3

**STATUS**  
 Planning

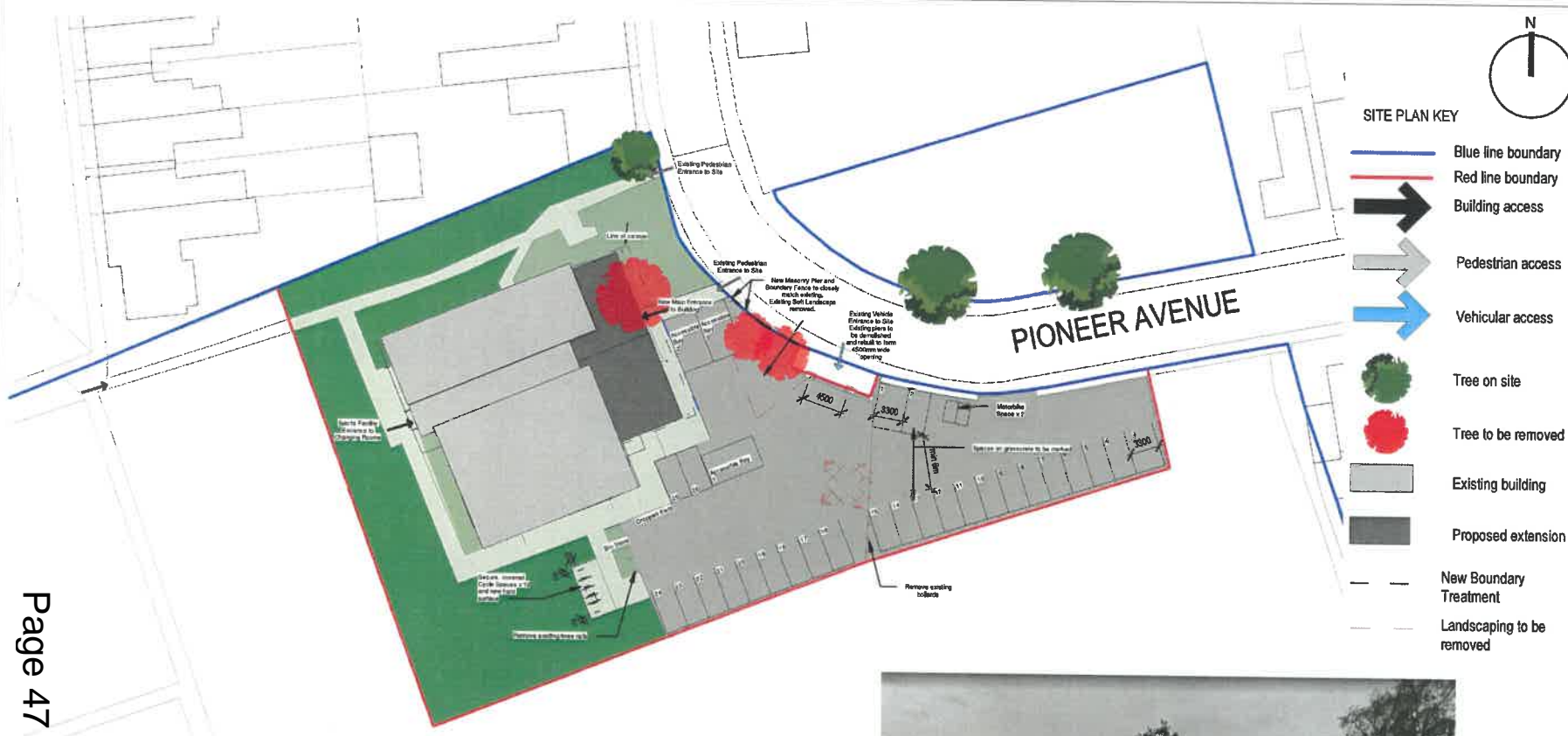
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BLP-LFA-ZZ-00-DR-A-0201	S2	P4

**Proposed Floor Plan**  
 1 : 100



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 Page 46

28/02/2020 09:54:19



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- NOTES**
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  - All measurements are in millimetres unless stated otherwise.
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The information on this drawing is subject to the final coordination of structure/sub-structure, M&E

Rev	Description	Date	Drn.	Chk.
P7	Amends made to entrance, parking layout, bollards to be removed and inclusion of cycle parking shelter	01/02/21	AP	RM
P6	Proposed Street View showing boundary fence and masonry pier	31/03/20	rem	YN

**CLIENT**  
 Kettering Borough Council  
 Kettering Borough Council  
 Municipal Office, Kettering, NN15 7JX

**CONTRACTOR**  
 Forlan  
 Keynes House, Hibbin, SGS 20W  
**FORTEM**  
 People who care

**PROJECT**  
 Burton Laines Community Centre - Pioneer Avenue  
 Pioneer Avenue, Kettering, NN15 5LJ

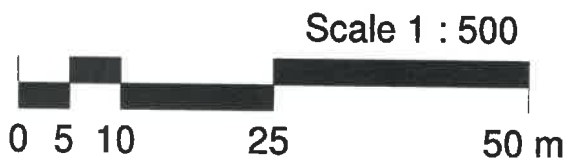
**TITLE**  
 Proposed Site Plan

**DRAWN BY:** HS **DATE:** 06/04/19  
**CHECKED BY:** YN **SCALE:** As indicated @ A3

**STATUS**  
 Planning

**PROJ-ORGN-ZNE-LVL-TYP-ROLE-NO. STATUS REV**  
 BLP-LFA-ZZ-00-DR-A-0103 S2 P7

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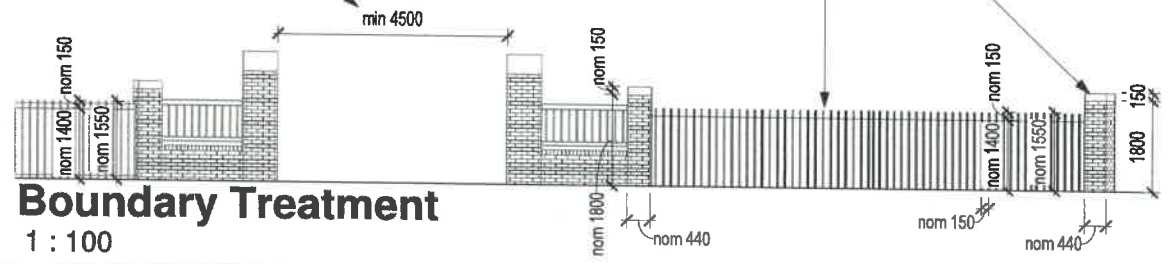


**Proposed Site Plan**  
 1 : 500



Existing piers to be demolished and reconstructed at min. 4500mm wide to allow two cars to pass with adequate space

New boundary fence to closely match existing further along Pioneer Avenue, with new masonry pier and cap to closely match those existing at the vehicle entrance to provide robust structural end support.



# Appendix 1 – Redacted Online Petition of Objection APPENDIX A

## Save our bar

Share on Facebook

Petition

Announcements

Signatures 267

Comments

Statistics

Extra Visibility

### Comments

2

What does this mean?

We will advertise this petition to 3000 people.

Learn more...

5 € 10 €

?

I understand that buying extra visibility is not required to sign this petition.

#1

Don't take away our social area!!!!

(Bedfordshire, 2020-05-04)

#2

My family have been members of the community centre for many years, have used both the bar area & hall for functions & social visits. New years eve, Christmas & various other events held through the year. It is a great assist to community, all ages, young to elderly.

(Burton Latimer, 2020-05-04)

#4

We spend alot of time at the rec during the summer, we always pop in for drinks etc. Our football presentation events are also held at this venue, not forgetting parties and boxing events.

(Northamptonshire, 2020-05-04)

#6

Save the bar

(Burton Latimer, 2020-05-04)

#7

The social club has been there for many years. And it's the hub of Burton Latimer elder generation. Don't take it away from them.

(Corby, 2020-05-04)

#9

Why get rid of it, so many people use it on different occasions! People off all ages, pop up for a drink and a few games of pool, the parents have a drink while waiting for the kids to come out the kids disco, the staged events, Christmas Day people meets for a drink before dinner there's so much more! Why get rid of it.

(Burton latimer, 2020-05-04)

#13

It is a well used facility, especially by families and the elderly

(Burton Latimer, 2020-05-04)



#14

Keep bars open

(Burton Latimer , 2020-05-04)

#15

The bars should stay

(burton latimer, 2020-05-04)

#17

It's the heart of the community

(Kettering , 2020-05-04)

#18

the community centre pub is part of burton!

(Burton latimer, 2020-05-04)

#20

I'm signing because this is an important part of Burton Latimer. Some people can't travel further into town to go to a pub for social gatherings

(Burton latimer, 2020-05-04)

#21

I think it is a bad idea to take away this facility from the community.

(Northants, 2020-05-04)

#22

I support the community centre

Burton latimer, 2020-05-04)

#23

It's the heart of the community.

(Wellingborough, 2020-05-04)

#25

This is a great place for gatherings and also best place for party's the older generation love to social here will be a very bad loss for the community

Burton latimer, 2020-05-04)

#26

The community centre is a vital part of burton you can go for a quiet drink it's also great for the regular footballers to go for a drink after the game . The main all is one of the best places to have party's

Finedon, Wellingborough, 2020-05-04)

#27

I love this place, it's affordable little bar, we have our family functions here, my kids go to the monthly disco and other events.. we can always chill in the bar .. and it's the heart of burton Latimer

Burton Latimer , 2020-05-04)

#28

This is a place where communities comes together they provide discos Xmas party's new year party's etc they have great space outside for summer gatherings would be a shame to see this go!

(Burton Latimer, 2020-05-04)

#29

Many happy times at the community centre bars would be an awful shame to loose them.

(Northamptonshire , 2020-05-04)

#31

I feel strongly about keeping the social place

(Corby , 2020-05-04)

#32

It's a good venue to hold charity functions and a bar always helps.

(Kettering, 2020-05-04)

#33

This is a lovely clubhouse and venue which will be sorely missed by the local community

Burton latimer, 2020-05-04)

#34

Been to that bar for as long as I can remember would be a shame to get rid of it

(Burton latimer, 2020-05-04)

#35

I do t think they should close it

(Kettering, 2020-05-04)

#36

I'm signing as this is my local and great for socialising

(Burton Latimer , 2020-05-04)

#37

This place is a great way to have a nice drink and meet people, also have great entertainment and the atmosphere is great, itbe a shame to get rid of this place, as I enjoy going there when kids finish playing in the park, nice place to relax, and unwind

(Northamptonshire, 2020-05-04)

#38

This was my local growing up

(Kettering, 2020-05-04)

#39

We have as a family have had many enjoyable evenings there, at Birthday parties, our football club BPW use it for our awards ceremony and Christmas party. We went there for NYE, recently for a charity event and we also meet friends with their families there for a drink and catch up. It is as it says a Community centre and that's what it should be with a bar.

(Burton Latimer, 2020-05-04)

#40

Its a fab facility for the community that me and my family regularly use.

Kettering, 2020-05-04)

#42

I regularly use the bar with my other family members who live in burton and the facility is at the heart of the community.

Northants, 2020-05-04)

#43

We need the bar to stay as it is used a great deal for all the functions that that take place at the centre eg weddings , funerals, parties, birthdays, dances, and the many social events organised by the fantastic staff. The residents of the whole town should have been consulted about what they want at the centre.

(Burton Latimer, 2020-05-04)

#45

It's a stupid idea

(Northamptonshire , 2020-05-04)

#47

Its what burton needs. Ive used this many of times.

(Northamptonshire, 2020-05-04)

#48

My local

(Burton Latimer, 2020-05-04)

#49

The community centre the way it currently is, is part of the community. Its held so many social events, parties and other events. It needs to remain the same and mostly importantly keeps people in their jobs.

(Burton latimer , 2020-05-04)

#50

It's an awful idea

Burton Latimer , 2020-05-04)

#51

It's our local community space that should be saved.

Kettering , 2020-05-04)

#52

It would be a shame to get rid of both of the bars as one is where the community comes together to socialise and the other where family & friends come together to celebrate. Both bars are equally important to the community of Burton Latimer.

(Burton Latimer, 2020-05-04)

#53

Oh great take the heart out of our community. Another cost saving exercise by faceless people that don't have a clue what this means to Burton 😡

Burton latimer, 2020-05-04)

#54

I often use the Community centre for a drink with fiends and it would be a great loss to the community

(Kettering, 2020-05-04)

#55

We need a bar at this facility because it is used for weddings, funerals, and other family celebrations. It also serves as our local meeting place for social events, and I think that the loss of the bar will lead to a large decline in its usage. Why have the people of the town not been consulted on this change .

(Burton Latimer, 2020-05-04)

#56

This club provides a valuable service to local people and is safe ,clean and extremely good value for money ,It provides community support from celebrations to football teams and until recently a brilliant youth service for local youngsters .

(Kettering, 2020-05-04)

#57

its a nice place to have a quiet drink plus its a great venue for party's, would be a shame to lose it

(burton Latimer, 2020-05-04)

#59

I have used the bar and rented the hall which I would not have done if it did not have a bar!

(Burton Latimer, 2020-05-04)

#60

The bar is needed for the community as a social hub

(Burton Latimer, 2020-05-04)

#62

I have many memories here and dont want to see it go. Lovely function room to use for all occasions.

(Northamptonshire , 2020-05-04)

#65

When visiting friends in Burton it has always been a very welcoming place to meet

(Wellingborough, 2020-05-04)

#66

(Burton latimer , 2020-05-04)

#67

I feel this is at the heart of Burton Latimer a place for friends to meet and socialise over a drink. This would be such a shame for everyone losing a lovely bar /lounge

(Burton latimer, 2020-05-04)

#68

This is outrageous it is a community centre for people to get together and have a drink and you want to take something else away from us 😡😡😡😡😡

(Kettering, 2020-05-04)

#71

This bar is used a lot by myself and friends as we go in there most Sundays after playing football at the rec.

(Northamptonshire, 2020-05-04)

#72

I don't want to see this closed, it's a great place to hold parties.

(Northants, 2020-05-04)

#74

As manager of the football team up there the pub is classed as our club house and is a big part of why we play there. This will be a bad move in terms of promoting local sports. Without the bar there is no reason for us to stay as the pitch is awful but it is our home because of the local support from the pub.

(Burton latimer, 2020-05-04)

#75

It is one of our local and great space for parties

(Burton Latimer, 2020-05-04)

#76

This is my local community centre, heart of our community.

(Burton Latimer, 2020-05-04)

#77

I use the community centre

(Burton Latimer, 2020-05-04)

#78

I want to go there yo drink and meet up with friends

(Burton Latimer, 2020-05-04)

#79

There is a lack of member facilities in the town that are reasonably priced, the older generation that drink there will lose a drinking area, we use this facility as members, so will lose the use of that for bingo nights, comedy nights, parties.

(Burton latimer, 2020-05-04)

#80

It has a dart board!!

(burton latimer, 2020-05-04)

#82

The community of burton and surrounding areas need this place to stay open once again Kettering council showing why they are one of the worst councils in Britain

(Corby, 2020-05-04)

#83

This is a massive part of our community many local people enjoy meeting up and enjoying social events.

(Burton Latimer , 2020-05-04)

#85

We love going up there meeting our family and friends would hate to see it go it's part of our community

(Burton Latimer , 2020-05-04)

#86

I drink here every week

(Burton Latimer , 2020-05-04)

#87

I grew up nearby and have been to many parties over the years there. It's been a part of the wider community for as long as I can remember.

(Rushden, 2020-05-04)

#88

The community needs a social space where children are welcomed, they keep talking of community spirit being lost, of course it will be lost if there is nowhere to meet up and spend time together!!

(Northants, 2020-05-04)

#90

It's a community and for the sports teams

(Burton Latimer , 2020-05-04)

#91

We will miss it!

(Northamptonshire, 2020-05-04)

#92

Burton latimer community centre is the heart of the town and holds a lot of special memories for me.

(Kettering, 2020-05-04)

#93

Do not agree with Kettering Borough Council decision to remove the bar facilities and replace it with changing rooms which hardly get used.

(Burton Latimer, 2020-05-04)

#94

Local resident who drinks at this bar

(Burton Latimer , 2020-05-04)

#95

There are lots of community events held at the community centre as well as being used by regular members. The removal of the bar would discourage use of the community centre and feel the money used in doing so could be better spent elsewhere within the community, Le an astro football pitch, childrens play equipment

(Burton latimer , 2020-05-04)

#97

we lack social facilities such as this , much needed, Burton is great as it is don,t spoil it !

(burton latimer, 2020-05-04)

#100

I'm signing because I'm a local resident

(Kettering , 2020-05-04)

#101

Great place to get together, for social drinks and great for functions for family parties and drinks after football so to take away the bars wouldn't make sense and disregard many people who go and spend time there

(Burton latimer, 2020-05-04)

#102

i play pool at the Community centre.

(Kettering, 2020-05-04)

#104

I disagree with the chat facilities being removed from this venue

(Kettering, 2020-05-04)

#105

It is a nice venue and a lot of people who live near the community centre use it for celebrations and has a great atmosphere

(Raunds , 2020-05-04)

#106

This is a valuable asset to the people of Burton Latimer and I don't understand the councils decision

(Wellingborough, 2020-05-04)

#107

Great social place to meet friends and family.

(Kettering , 2020-05-04)

#108

We have used this community centre for decades for all kinds of different events, from charity discos to special birthdays and anniversaries, and all of these require the facilities of a bar. Ask the community first. After all it is our community centre!

(Burton Latimer, 2020-05-04)

#109

I'm a member and visit regualy it will be a massive loss if the social bar area is removed as its used by a wide variety of age groups

(Burton latimer , 2020-05-04)

#110

I use the centre regularly It is a friendly and family club all year round a great place to play pool and relax

(Burton latimer, 2020-05-04)

#111

I feel that the bar is an important facility for the community. Many people go there to meet up with friends and neighbours. To some it is a lifeline. It is in the middle of the community enabling those in the vicinity to socialise in safety. It also encourages people to attend the many functions held at the community centre a lot of which are fundraising events for charities. The bar has been there for many many years and is very important.

(Burton Latimer, 2020-05-04)

#112

I drink there and I have a catch up and talking to my mums friends

(Burton Latimer, 2020-05-04)

#113

It should be saved.

(Kettering , 2020-05-04)

#114

We're losing too many bars.

(Wellingborough , 2020-05-04)

#115

Save the bar!!!

(Northants , 2020-05-04)

#116

I'm signing because, I use the club every week for football and a few beers after the game , I also enjoy a beer and a game of pool in the week with friends ..

(Kettering, 2020-05-04)

#117

Because it is a local venue that I regularly attend.

(Burton Latimer, 2020-05-04)

#118

The should stay in the community centre. It shouldn't be removed, they do an amazing job.

(Kettering , 2020-05-04)

#119

This is socially important

(Kettering , 2020-05-04)

#120

It's a function hall ...it needs a bar...good for socializing

(Burton Latimer, 2020-05-04)

#121

The closing of the community centre will have a direct impact on a lot of people that would not meet up or be able to socialise with out it

(BurtonLatimer , 2020-05-04)



**#122**

As a member of this community centre I do not want to loose the current facilities just so that the KBC can recreate it into an unwanted changing room.

(Kettering, 2020-05-04)

**#123**

It's for the community to gather

(Burton latimer , 2020-05-04)

**#124**

Whats the point of a function room without a bar. Ridiculous

(Kettering, 2020-05-04)

**#125**

I think it is disgraceful to remove the lounge bar as it is a great asset to the community

(burton latimer, 2020-05-04)

**#127**

I like to go there with my sister which lives in Burton Latimer

(Raunds , 2020-05-04)

**#128**

I'm signing because I want to continue to use the facilities

(burton latimer, 2020-05-04)

**#129**

Taking away the community centre bar is an absolute outrage

(Burton latimer, 2020-05-04)

**#130**

Its a great local pub

(Kettering , 2020-05-04)

**#131**

I am signing because the social aspects are to be reduced and no regard to keep the members of this community centre happy. To disregard the present day users of the centre is totally wrong

(Burton Latmer, 2020-05-04)

**#132**

The worst possible idea will be to take this all away! Childhood memories from this venue and area! And currently using it to do this for socialising with family and friends!

(Burton Latimer , 2020-05-04)

**#133**

As it's my local and had lots of party's up there friendly staff would be a shame to lose it

(Burton Latimer , 2020-05-04)

**#134**

Bc it's my local and It should not be removed

(Burton Latimer , 2020-05-04)

#135

I don't want the bar too go. The community needs it.

(Burton Latimer , 2020-05-04)

#136

It's our local. Great place for adults and kids

(Burton Latimer , 2020-05-04)

#137

It makes sense for a community centre to have a bar, and its a asset to the area and the community tax payers.

(Burton latimer, 2020-05-04)

#139

It's a lovely bar, the only one within decent walking distance this end of town.

(Burton Latimer , 2020-05-04)

#140

This is needed

(Kettering , 2020-05-04)

#141

It's for the community to go and enjoy a social night out

(Burton Latimer , 2020-05-04)

#142

I strongly object to the removal of the bar facilities at our community centre, changing rooms will be for selected users, a bar is for the community and goes hand in hand with the function room.

(Burton Latimer , 2020-05-04)

#143

I am part of the pool team and this is our venue to play our home matches. Always a great evening win lose or draw. Keep it open.

(Corby, 2020-05-04)

#144

I like going here

(Burton latimer , 2020-05-04)

#146

This is a local amenity that is being taken away for no reason. Extra changing rooms are not needed.

(Burton Latimer , 2020-05-04)

#147

Closing the function room bar would be detrimental to the community.

Kettering, 2020-05-04)

**#148**

Burton Latimer needs a community centre

(Burton Latimer, 2020-05-04)

**#149**

I use the club,nice place

(Burton Latimer , 2020-05-04)

**#150**

The bar is a big part of the community, and for some people, it is the only place they have the chance to socialise. Losing the bar and lounge will deprive many people in the community and it will put people out of work.

(Kettering , 2020-05-04)

**#151**

This should be a community centre for the community not just footballers... I've always attended events here for the 32 years I've lived in Burton Latimer... it would lose the community spirit to remove the bars etc

(Burton Latimer , 2020-05-04)

**#152**

No point having a community centre without a bar, no one will book for private parties , also no entertainment, comedy evening's and groups etc.

(Burton latimer , 2020-05-04)

**#153**

I feel the community center should be for everyone in the community and by getting rid of the bar, this will diminish the community as less people will use the center

(Burton Latimer, 2020-05-04)

**#154**

I use this bar and the function room regularly

(Burton Latimer , 2020-05-04)

**#155**

Its the heart of burton for locals to join together and keep within the community

(burton latimer kettering , 2020-05-04)

**#156**

This is my favourite place in Burton to go for a drink. I've been coming here for years and it's a lovely bar with lovely staff and great friends. I have lots of great memories of the community centre.

(Kettering, 2020-05-04)

**#157**

A bar is needed for functions and as one is already there it should be put back.

(HRAPSTON , 2020-05-04)

**#159**

This is the place we go for the Burton Rock N Roll club also a great place for friends to meet and have a drink with these difficult times this place needs to stay open.

(Kettering, 2020-05-04)

#161

We havn't been members long and enjoy going to the quiz nights and having a drink

(Burton latimer, 2020-05-04)

#162

The community centre has been used for years as a community centre and is a hub for the community to meet, celebrate party's, weddings, christenings and Christmas and new year celebrations. The bar is also used as a meeting point for several age groups in the community and especially retirees who have lost partners use the space to meet friends and socialise, if this were to go they would not have this contact.

(Burton Latimer, 2020-05-04)

#163

It's a fun rock n roll venue enhanced by being able to have a social drink from the bar

(Northampton, 2020-05-04)

#164

As q family we have many party's through our the year we've used it for many years

(Burton Latimer , 2020-05-04)

#165

We need to keep community facilities going, not ripping them apart

(Kettering , 2020-05-04)

#166

Regularly used by myself, friends and family. Great bar with a great atmosphere!

(Kettering, 2020-05-04)

#167

This is a great family community centre that get used by many, it's a great asset to the community and offers all sorts of entertainment for all ages, we need to keep the community centre and the bar for the community and the entertainment that it provides and not put people out of jobs and take away the only real place in burton latimer where families are welcomed with open arms.

Burton latimer, 2020-05-04)

#168

I've been to many parties here and would be so sad not to have the drink facilities it has at present. It will loose a lot of trade from functions.

(Burton latimer , 2020-05-04)

#169

I am signing this as I think it will be a great loss to the community. I use this bar regularly and will be a shame to lose it .

(Burton Latimer, 2020-05-04)

#170

This is a great place for parties ,weddings etc , & is one of the only social places that has easy access for people with disabilities,

(Northamptonshire , 2020-05-04)

#171

It's a good place for locals and visitors to go

(Rushden, 2020-05-04)

#172

I go to the pub and it's a nice one I got married up there and it's a memory place for me so I'll be sad to the pubs go

(Burton Latimer , 2020-05-04)

#174

The club is an asset to Burton Latimer for Social functions.

(Kettering, 2020-05-04)

#175

We need this facility left as it is it is well used and needed by the local people

(Kettering , 2020-05-04)

#176

We use this facility. We had our wedding reception here and it is a great asset. No need for more changing rooms. All else fails, give them a porta cabin.

(Burton Latimer , 2020-05-04)

#177

If this was to go then you'd be leaving people in our Cummings jobless which they're worked very hard to keep us as a great community together. Stick together stay together.

(Burton Latimer , 2020-05-04)

#178

We need a place to socialize

(Wellingborough, 2020-05-05)

#179

A function room / community centre without a Bar is ludicrous how can it be viable no one will want to hire it so the money spent will be wasted

(Burton Latimer , 2020-05-05)

#180

My husband uses the bar and it seems such a shame that he will no longer be able to go.

(Burton Latimer, 2020-05-05)

#181

It would be a mistake to get rid of the bar space

(Isham, 2020-05-05)

#184

I don't understand why bar facilities would be removed from a place where functions are held.

(Burton Latimer , 2020-05-05)

#185

I dont agree with closing the community centre. We use the centre most weeks to meet up with friends. It is in the heart of our community with very friendly staff who are always inviting. They put on alot of social events for the local community to get people together It would be really disappointing to close it.

(Burton Latimer , 2020-05-05)

#187

Plans look like they are changing this from a facility for the community into a football club

(Burton Latimer, 2020-05-05)

#188

I live in road and im memeber i like go there

(Burton latimer , 2020-05-05)

#189

It's sad for community that use it for all different functions. Very little trouble there family friendly place

(Burton latimer, 2020-05-05)

#190

The bar provides jobs for local people as well as a place to meet and relax.

(Burton Latimer, 2020-05-05)

#191

The bar/lounge in the community centre is not just used for social drinking but used for parties etc if the bar is removed then no one will use it for these events and will be a huge blow to the community.

(Tamworth, 2020-05-05)

#192

I am a member and still want the bar to enjoy at our rock n roll events also I don't want anyone else unemployed as no bar no staff.

(Corby, 2020-05-05)

#193

It's a great little place to have a quiet pint and would be sorely missed

(Burton Latimer , 2020-05-05)

#194

It's a nice little club to take the kids when been to the park for a drink

(Burton latimer, 2020-05-05)

#195

I support having a bar area for social contact

(Burton Seayneve , 2020-05-05)

#197

This facility needs to be kept, no consultation by council.

(Desborough, 2020-05-05)

#198

This is a place where people meet and relax. There is a community that use this place. Would be unfair to take that away.

(Northamptonshire, 2020-05-05)

#199

I'm signing because I believe no pubs or bars should close for what ever reason

(Kettering, 2020-05-05)

#200

I'm captain of the Pool Team there and this bar and half are very popular with the local community old and young...has been for year! Again....disgusting behaviour from our pocket lining so called council

(Northamptonshire, 2020-05-05)



### Petitions promoted by other users

#### Petition in Support of the Disbarment of Matt Gaetz

We, the undersigned, affix our signatures to this petition to assert our full support for the Complaint below to have Mr. Matt Gaetz disbarred for his third serious transgression in violation of the Florida Bar Code of Conduct, and his egregious betrayal...

#### ..... CALLS FOR CANCELLATION OF KEW ROAD EXPERIMENTAL TRAFFIC SCHEME

Kew has been blighted by traffic chaos, increased danger and increased pollution following the introduction of London Borough of Richmond-Upon-Thames's controversial 'Experimental Traffic Scheme' on Kew Road. The scheme: Has been introduc...

#### STOP WEELEY FIREWORKS! SAVE THE LIVESTOCK AND ANIMALS

We propose for the Weeley fireworks that will be held on The Weeley Car Boot Site, Colchester Road, Essex, CO16 9AD to be relocated. There are many concerns over the planned event at the weeley boot sale field, apparently we are to have a firework...

#### Save Cleve Hill Golf Course and the playing of golf on Cleve Hill

This petition has been set up on behalf of the members of Cleve Cloud Golf Club who are responsible for running competitions and are the members section of Cleve Hill Golf Course. This is due to the sad news that a decision has been made to close...

#### We demand that St Martin-in-the-Fields is not a religious institution, is not a legal institution

For 30 years our orchestras and choirs have brought joy to thousands of people and raised millions of pounds to support the work of St Martin-in-the-Fields and the homeless. Now in the midst of a global pandemic with no consultation we have been...

#### Petition to give voting rights to congregation so they can elect trustees at Abu Bakr Masjid Southall. Everyone has the right to become a trustee from grassroots by nomination by the massless.

Salaam All We have put this petition in place as the current Trustees of the Masjid are not fully open to the malpractice which occur in the Masjid. You as the public have contributed over a million pound towards the masjid since it was formed. However 4...

#### Bring back Rowntree's Cabana chocolate bar!

Recently Cadbury brought back an old chocolate bar due to a petition. I saw the story on the Manchester Evening News Facebook page. I made a comment regarding the Rowntree's Cabana chocolate bar wishing it would also make a come back...

#### STORMONT END the violation of our Human Rights NOW! Even more about NEVER BE MANDATORY!!

The signatories on this petition are calling for an end to the dictatorship of the Stormont executive and public health officials who are infringing our inalienable human rights as set out in the Human rights act 1998. The Northern Ireland Act 1998 sets o...

### Is there something you want to change?

Change doesn't happen by staying silent. The author of this petition stood up and took action. Will you do the same? Start a social movement by creating a petition.

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#### The 2021 Mull Rally

This petition is to show the Organisers of the Mull Rally that Competitors, Marshals and the Islanders of Mull DO NOT want the newly proposed 2 leg, repetitive daylight format of the Rally that they are trying to get through.

Created: 2020-12-26

## Save our bar

[Petition](#)

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### Comments

1

View all comments

We will advertise this petition to 3000 people.

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5 € 10 €



I understand that buying extra visibility is not required to sign this petition.

#201

Essentially a massive part of our community for all social events!

(Burton Latimer, 2020-05-05)

#202

My grandad uses this bar on a regular basis he struggles to walk and its right around the corner from his home.

(Burton Latimer, 2020-05-05)

#203

My dad plays pool here

(Rothwell, 2020-05-05)

#205

I use this venue several times a month to meet friends and have a drink. We would not use this venue if the bars were to be removed.

(Kettering, 2020-05-05)

#206

We need this facility in the community, it brings people together, people have celebrations there.

(Burton Latimer, 2020-05-05)

#207

Stop closing everything for nothing!!!

(Kettering, 2020-05-05)

#209

I travel from Rugby to attend the great rock and roll events held there, always a great friendly atmosphere that will be missed if taken away

(Rugby, 2020-05-05)

#210



we need to keep the bar facilities at the community centre

(Burton Latimer, 2020-05-05)

#211

Because we use it as a family

Burton Latimer, 2020-05-05)

#212

To save our club

(Northants, 2020-05-05)

#213

I do not believe that removing this facility, will be in any way beneficial to the local community!

(Burton latimer, 2020-05-05)

#214

Because the bars at the community are an important part of burton

(Burton Latimer, 2020-05-05)

#215

It is a terrible idea to loose a community centre where members of the public feel safe to enter and have a good time at this centre. It has the facilities to continue to bring the community together.

(Northamptonshire, 2020-05-05)

#216

This a social hub which holds lots of events which Burton people use

(Burton latimer, 2020-05-05)

#218

This is an important social meeting space for the community

(Burton Latimer, 2020-05-05)

#219

We love coming here for parties and especially The Comedy Nights. DO NOT CLOSE DOWN!!

(Kettering, 2020-05-06)

#221

Great social place!!

(Burton latimer, 2020-05-06)

#222

Burton Latimer needs this nice place to socialise and a place to hold family celebrations where they can purchase drinks.

(Burton Latimer, 2020-05-06)

#224

As a user of this venue for functions it would be too huge a loss to our community to lose such a valuable location for functions and events.

(NN15 5PF, 2020-05-06)

#225

I don't agree to close the bars as it's used by a lot of people 7 days a week  
Opposed to how many footballers use it once a week or is there another ulterior motive that the members of the club are not being told I use this club every week ?????

(Burton Istimer, 2020-05-06)

#228

I use this social club on a regular basis to dance and also meet friends.

(Barton Seagrave, 2020-05-07)

#230

I believe the bar offers a good social focus for the local community and also makes the building more appealing from a hiring perspective for family events

(Burton Latimer, 2020-05-07)

#231

Why has there been no consultation about robbing the community of these facilities?

(Burton Latimer, 2020-05-07)

#232

I'm signing this because the closer with this establishment will be a disservice to the local workers meaning the employment rates will go down in our area as this is a community fed establishment it would be a shame to see a great place go.

(Burton Latimer, 2020-05-07)

#234

the bars need to be kept in place as surely it will be lost revenue as no one will want to hire a hall with no bar facilities,

Kettering, 2020-05-07)

#236

It's a good pub

Kettering, 2020-05-08)

#238

It is a community asset.

(Burton Latimer, 2020-05-08)

#239

This community centre should remain with bar facilities, to socialise and hold all types of events as they currently do

(Burton latimer, 2020-05-08)

#240

Its a valuable local asset.

(Kettering, 2020-05-08)

#241

This is our community, people use this bar as a meeting place and for events and occasions, parties etc. Without this there will be no meeting place for locals. Please leave it alone. More changing rooms could be built in a small extension if necessary but the bar should stay!

(Kettering, 2020-05-08)

#242

Don't take our bar away.

(Corby, 2020-05-08)

#243

It is our family local

(Burton latimer , 2020-05-08)

#244

It is our family local.

(Burton latimer , 2020-05-08)

#245

We need this, it's called a community centre for a reason.

(Northamptonshire, 2020-05-09)

#246

The negative impact to the elderly communities and families alike.

(Northampton , 2020-05-09)

#247

I grew up in burton totally understand you need to refurbish but the community will be lost if theres nowhere for adults to socialise so i really hope that it will be up and running again when the refurbishments are done.

(Rotherham , 2020-05-10)

#248

I'm am a long standing member of the club. I enjoy meeting friends and having a drink in this pleasant club. To loose this club would be a great loss to both myself and other elderly members.

(Burton Latimer, 2020-05-10)

#249

Every one needs a social space and the bar has provided the community with this in abundance.

(Manchester, 2020-05-10)

#250

I have booked the community centre for my wedding venue, it's a place me and my partner loved it had everything we was looking for

(Kettering, 2020-05-12)

#251

It's a place where the local community can go for quiet drink and be sociable.  
Sports teams can have a drink after playing football etc.

(Burton Latimer, 2020-05-13)

#252

I am signing this petition to stop the removal of the licenced bar area's of Burton Latimer social club. These bar area's serve an important community social meeting place for this part of Burton Latimer. I pop in there sometimes to catch up with a couple of work colleagues that enjoy a social pint of beer.

We are losing too many of this type of place where people gather and socialize.

For older residents that use it this place may be their only contact with other people perhaps once a week.

The bars need to be in place for the above reasons after the refurbishments.

(Barton Seagrave, 2020-05-14)

#253

The community hall was built was built with rate payers money to be a community centre. Not a sports hall. I use it on a regular basis as a single person I can (communicate) with others

(Burton latimer, 2020-05-14)

#254

I go to this bar to have a catch up with my friends

(Kettering, 2020-05-17)

#255

I come down and see my friend it's a lovely place have a little catch up in.

(Manchester, 2020-05-19)

#256

**Community needs bar**

(Burton Latimer, 2020-05-19)

#257

The community centre is just that not a football pavilion, please leave it as it is. If you're thinking of making it a football venue there is not adequate parking which is just going to cause more uproar in Burton!!!!

(Burton Latimer, 2020-05-21)

#258

This is the only wheelchair friendly bar in Burton. Do not discriminate by removing this facility in Burton Latimer. It needs to remain inclusive. Thank you.

(Isham, Kettering, 2020-05-23)

#259

This bar is a huge part of the community, and plays an important part in the social life of my older family members who would be uncomfortable visiting any other bar, not to mention the physical logistics of getting to any other bar. Taking away the bar takes away their opportunity for socialising comfortably with friends in a familiar, friendly and safe environment.

(Isham, 2020-05-23)

#262

I've been here many times and it would be a shame to lose the bars

(Burton Latimer, 2020-06-02)

#263

We use the bar as a family and it will be missed by the local community.

(Burton Latimer, 2020-06-02)

#264

I'm the bar manager and it will be a loss to so many people who depend on the place to meet up with friends who they only see once a wk

(Burton Latimer, 2020-06-04)

#265

There have been enough pub / bar closures in Burton Latimer, trying to save the few left!

(Kettering, 2020-06-04)

#266

More people arriving in Burton Latimer less places to go or do

(Burton Latimer, 2020-06-05)

#267

Like to support local facilities and a great bar

(Burton Latimer, 2021-01-05)

## Appendix 2 – Summary of Third Party Consultation Comments

Date Received	Occupier Address	Type of Comment	Comment Summary
28/05/2020	25 Higham Road, Burton Latimer	Objection	Loss of the bar as an integral part of the community centre will result in fewer bookings to the detriment of the social use of the centre.
05/05/2020	15 Park Road, Burton Latimer	Objection	As members of the community centre objection is made to the loss of the members bar which is a useful social facility.
22/05/2020	Anonymous	Comment	Group of dancers (15-20 friends) use the main hall on Mondays and have a drink if the bar and cellar shuts. This would no longer be able to happen.
18/05/2020	38 Yeomans Court, Meeting Lane, Burton Latimer	Objection	Bar staff would lose jobs, the loss of bar would mean no refreshments/snacks and affect social activities and those arranged by the committee. Definite no.
19/05/2020	19 Hillcrest Avenue, Burton Latimer	Objection	Agree that changing facilities need to be improved, but not at the expense of losing the members bar. This will threaten closure of the club and affect the community use of the building.
18/05/2020	7 Barley Drive, Burton Latimer	Objection	Used the community centre/bar for two years which is a rare facility. Object to loss of the bar and cellar.
15/05/2020	157 Minerva Way, NN8 3TS	Objection	Additional changing rooms will be of limited use in absence of the members bar and cellar, the loss of which is objected to. Members of David Green Utd FC have used the pitch, dressing room and members bar for decades.
14/05/2020	4 Redhouse Lane, Hannington, NN6 9SZ.	Objection	Support retention of the members lounge and bar in line with Burton Latimer Community Centre Committee and object to the proposed alterations.
12/05/2020	63 St. Catherine's Road, Kettering	Objection	As members of the community centre, objection to removal of the bar and cellar is registered.
12/05/2020	74 St. Botolph's Road, Barton Seagrave	Objection	Disapprove of the members bar closure. Generally used by the older generation (bingo, music, etc). Without the bar, it will not serve the whole community. The proposal mainly caters for footballers who will use the facility at weekends within the season only (who also use the bar after game). The members bar facility is appreciated and its retention is strongly supported.

13/05/2020	Anonymous	Objection	The refurbishment will result in a more limited facility, with a focus on football changing rooms. The function room and bar are fabulous and regularly used.
14/05/2020	23 William Street, Burton Latimer	Objection	The centre provides a social bar for local residents. The assessment infers it is mainly used for sport-based activities. The current entrance keeps noise and congregations away from residents in William Street. Object to the entrance on the eastern side due to noise (people will also congregate and cause disturbance); users (inc children) will be closer to the car park and highway which is more dangerous; Removal of the main tree will make the building more visible to us from all front windows and back garden and is emphasised further by the extension on this side of the building. As the regular social bar is no longer operating the site has attracted anti-social behaviour and CCTV linked to the police is required. Suggest a direct entrance to the changing rooms and maintain the south west entrance (not creating a second entrance on the east side) to address issues raised and enable better monitoring of safety of young users. Noise from inside the property can currently heard from the community centre from some of the events.
13/05/2020	32 Regent Road, Burton Latimer	Objection	As a long serving member of the community centre bar, object as it provides a safe, comfortable and value led place to meet up and is loss is upsetting and lead to greater isolation. The community centre is there to serve the wider community, not a narrow segment. The bar should not be sacrificed to facilitate improvements to the changing rooms which are not utilised fully or all year round. If the proposal commences, it will deprive a larger section of the community of facilities they enjoy.
11/05/2020	170 Deeble Road, Kettering	Objection	Object to loss of the bar.
10/05/2020	20 Forest Close, Burton Latimer	Objection	Object to loss of the bar and cellar which is used for family / social gatherings which serves the expanding community of Burton



			Latimer. Its loss will result in the collapse of any functions in the large room that want a bar service.
10/05/2020	47 Duke Street, Burton Latimer	Objection	The loss of the bar will result in no facility available to host youth presentations associated with the community football club/youth presentations/fund raising. The extensive expansion of changing rooms is excessive for the use which would be made of them. Nearly 60% of the centre would not be used for the majority of the week/year.
08/05/2020	33 Salisbury Street, Burton Latimer	Objection	If the bar is removed, the community centre would not be used by members for rock and roll social events; the centre provides a lifeline for some older members of the group and is centrally located.
08.05.2020	2A Bridle Road, Burton Latimer	Objection	Strong objection to removal of the community bar which serves the community, particularly older members. The loss will harm opportunities for the community to come together.
07.05.2020	27 Station Road, Burton Latimer	Objection	Destroying the lounge bar used making older users lonely. The community centre provides a social hub. The club is used for many social/sports purposes throughout the week for all age groups. Focus on changing room provision is retrograde. If the site is used less, vandalism would be a concern.
07.05.2020	3 St. Albans Close, Kettering	Objection	Removal of the community bar and lounge will be detrimental to the community. It acts as a community hub for all ages and is the only form of socialising for some. The changing room enhancement would not benefit many.
06.05.2020	9 St. Leonards Close, Kettering	Objection	As members of BL Community Association objection is made to loss of the bar which echoes the views of the Association's elected officials.
05.05.2020	30 William Street, NN15 5LN	Objection	Patron parking has previously caused issues which may be made worse by a second entrance close to the road. Concern raised about tradesman obstructing the highway during construction if the proposal is passed. White lines in front of consultees property requested to prevent parking obstructions in the future.

05.05.2020	137 Churchill Way, Burton Latimer	Objection	Strongly object to removal of members bar which will be a great loss to the community, especially older members as it is a safe place with good standard of enhanced access. The building is used for a wide range of activities.
06.05.2020	11 Isebrook court, Burton Latimer	Objection	Object to loss of the members lounge and bar which is regularly used throughout the week. The changing rooms will have limited use.
06.05.2020	17 Polwell Lane, Barton Seagrave	Objection	Object to loss of the bar which is used by a range of people for social activities. It will remove the heart out of the community.
05.05.2020	45 Churchill Way, Burton Latimer	Objection	Loss of the mess and bar facilities is unacceptable.
05.05.2020	38 Grosvenor Way, Barton Seagrave	Objection	Object to closure of the members bar (without consultation)
05.05.2020	5 York Close, Burton Latimer	Comment	If the members bar is removed it will cause more problems to the neighbourhood. Please save our bar to secure the existing social life within walk distance.
05.05.2020	64 Alexandra Street, Burton Latimer	Objection	If the bar is closed and only the main room remains open when a function is on, the centre will not be available for a drink and less revenue will be made.
04.05.2020	27 Diana Way, Burton Latimer	Objection	Support investment in the club, but strongly object against the proposal to take away the use of the community, which is used for a wide range of events for all ages.
04.05.2020	27 Diana Way, Burton Latimer	Objection	Taking away the bar area (without consulting) is a disgrace. The proposal will also result in job losses. The community centre has community uses...a big changing room is not wanted or needed.
04.05.2020	7 Langley Court, Burton Latimer	Objection	Object to loss of the bars. Comment infers that people will not want to hold functions in a room with no bar which will ruin Burton Latimer and affect the heart of the community as there will be nowhere to socialise.
05.05.2020	BPWFC + occupier (address unknown)	Objection	Use of the community centre by reserve teams and additional teams [football] and for functions will be difficult without a bar. Taking the bars away from the lounge and function rooms results in a loss of amenities.
04.05.2020	16 Elm Road, Burton Latimer	Objection	The community centre is used by the consultee for various social events

			including celebrations, social drink, etc, for the whole family. A community centre without a bar is not a place to meet socially and does not benefit the community.
04.05.2020	79 Virginia Crescent, Burton Latimer	Objection	Object to removal of the bar and cellar facilities which will have a detrimental effect on this well used building and result in low levels of use. If more changing rooms are needed, build then in addition to renovating the existing facilities.
04.05.2020	20 Diana Way, Burton Latimer	Objection	The facility is at the heart of the community and is well used for social occasions, which is more important than additional changing rooms.
04.05.2020	4 Oathill Rise, Burton Latimer	Objection	The removal of the bar and cellar would be of detriment to the town as it would limit the function room hire facility of the community centre without a bar. It is the largest social space within the town and therefore facilitates social distancing. Removal of the bar would reduce income generation of the community centre. The bar opens up the centre to a wider audience within the community and maintain its place at the heart of the community.
04.05.2020	14 Pioneer Avenue, Burton Latimer	Objection	Object to loss of the bar which will seriously impact on the hire of this facility.
04.05.2020	5 York Close, Burton Latimer	Objection	Loss of bar would be really missed as it is in walking distance and the changing rooms do not justify its loss. The proposal does not help the elderly, etc.
04.05.2020	143 Station Road, Burton Latimer	Objection	Do not agree to the alterations. As a member the community centre is used for socialising. The changing rooms will only be used for a limited period of time and the proposal is a let-down to all people who use the community centre.
04.05.2020	18 Gardner Close, Burton Latimer	Objection	Agree that the community centre needs an overhaul and made more accessible, but removing the bar will lose the community spirit and important revenue. The centre is used for a variety of community / social uses and these users will go elsewhere.
04.05.2020	216 Station Road, Burton Latimer	Objection	The bar should be left as it is a good place where people meet up.

04.05.2020	Anonymous	Objection	Removal of the bar has not been proposed with proper consultation. The bar is at the heart of Burton Latimer and will be ripped out. It is regularly used by many families.
04.05.2020	18 East Avenue, Burton Latimer	Objection	Removal of the bar and cellar to make more toilet facilities is not a necessity. The community need a centre to facilitate all its needs and removal of these facilities will take the heart out of the community. Objection to removal of the bar and cellar.
04.05.2020	David Green Football Club	Comment	Concern about permanent removal of the bar facility as centre is for local residents to socialise with a good mix (football/pool teams, families, older residents). If changing rooms are to facilitate more children's football teams playing, this would have to be monitored as BPW train and play there but do not contribute towards running costs, which impacts on pitch quality and affects whether games can go ahead on the pitches. The bar offers employment which presumably would be affected. The changing rooms do need upgrading. Teams who play at the centre should be consulted on changing room standards required. We have not been consulted and played at the site for 35 years. Lockers, white boards, water source, higher storage, lockable doors, seating for 18-20 players and management are all required. The new layout should be beneficial to families who would no longer have to walk through a group of footballers on a weekend to the hall.
04.05.2020	12 Tweed Close, Burton Latimer	Objection	The community centre is a community asset hosting a variety of social functions for a wide section of the community and is affordable. Only 1 football team plays at the facility and the hall is only suitable for certain activities. The proposal has no added value and there is no interest from the local community in the proposal due to the 2 extra changing rooms. Land between the tennis court and existing main entrance should be used for additional changing facilities and leave the existing building as is.

04.05.2020	12 Thames Court, Burton Latimer	Objection	Object to loss of bar and relaxing lounge area and its replacement with changing rooms. Instead separate changing rooms should be built and leave the club as is. Question the need for extra changing rooms which have been like it is for the last 18 years.
04.05.2020	84 Pioneer Avenue, Burton Latimer (BPWFC)	Objection	The proposal is not what is needed. The community centre does need new changing facilities but the bars and lounge need to remain. Consultation with the residents of Burton Latimer should be undertaken.
04.05.2020	84 Pioneer Avenue, Burton Latimer (BPWFC)	Comment	Agree better changing facilities are required, but loss of the bars in the centre would be a very poor decision as this is part and parcel of community football and functions that a club needs to provide enough income to remain solvent. The club was interested in running the centre if it became available as the football team needs a base after losing a previous ground to KTFC.
04.05.2020	12 Tweed Close, Burton Latimer	Objection	Agree with extending the community centre to create more changing room facilities but do not agree to removal of both bars from the venue. The lounge/bar area is used by many on a daily basis for a variety of uses (social). Strongly object to removal of a central venue for people of all ages to regularly mix/meet, which is a highlight of their day/week/month for some.
02.05.2020	22 Kingfisher Way, Burton Latimer	Objection	Object due to removal of the bar. The centre is used for a wide variety of social functions which generates income and utilise the bar in the main hall. The removal of both bars would be devastating. There is not a demand for both football pitches to be utilised simultaneously. In three years of Sunday games, this has only been an issue twice. The main reason the team uses the facility is so the bar can be used after matches and training. The proposal would result in the loss of the only team in Burton Latimer which currently uses the facility.

TOTAL REPRESENTATIONS 51  
TOTAL COMMENTS 4  
TOTAL OBJECTIONS 47

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**BOROUGH OF KETTERING**

<b>Committee</b>	<b>Full Planning Committee - 02/03/2021</b>	<b>Item No: 5.2</b>
<b>Report Originator</b>	<b>Sean Bennett Senior Development Officer</b>	<b>Application No: KET/2020/0745</b>
<b>Wards Affected</b>	<b>Slade</b>	
<b>Location</b>	<b>Kettering South (land at), Off A509 North of Isham,</b>	
<b>Proposal</b>	<b>Approval of Reserved Matters (EIA): Reserved matters application following Outline Application KET/2018/0965 (Up to 214,606sqm gross external area for class B8 warehousing and distribution, ancillary class B1(a) offices, with associated access, internal roads, parking, landscaping and drainage) in relation to landscape and layout for the estate road, together with flood compensation, foul and surface water drainage, and structural and soft landscaping.</b>	
<b>Applicant</b>	<b>Tritax Symmetry (Kettering) LLP</b>	

**1. PURPOSE OF REPORT**

- To describe the above proposals
- To identify and report on the issues arising from it
- To state a recommendation on the application

**2. RECOMMENDATION**

THE DEVELOPMENT CONTROL MANAGER RECOMMENDS that this application be APPROVED subject to the following Condition(s):-

1. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details listed below.

REASON: In the interest of securing an appropriate form of development in accordance with Policy 37 of the North Northamptonshire Joint Core Strategy.

2. The development shall not be carried out other than in accordance with the approved drainage information and flood mitigation measures located within the following hereby approved documents:

1) Hydraulic Modelling Report dated February 2021, referenced 70061010 - HMR001 (RV4) as compiled by WSP.

2) Symmetry Park Site Infrastructure-Foul and Surface Water Drainage Proposals, report ref. no. SYMK-WSP-DRA-RPT-001, Rev. 2, dated 15/10/2020, & prepared by WSP.

REASON: To offset the developments flood risk and to provide the required drainage arrangements in accordance with Policy 5 and 37 of the North Northamptonshire Joint Core Strategy.

3. The development shall be carried out in accordance with approved 'Landscape, Ecology and Arboricultural Management Plan' referenced edp3613\_r024b dated November 2020 as compiled by The Environmental Dimension Partnership Ltd

REASON: In the interests of biodiversity and landscape enhancement in accordance with Policy 37 of the Northamptonshire Joint Core Strategy.

4. Prior to occupation of the first unit within the red-line of the approved location plan 13-170 P001 P7 and notwithstanding the approved plans full details of a lighting scheme to run alongside the east-to-west aligned shared Cycle/Footpath shown to the top edge of approved plan 70061010-SYMK-WSP-HGN-000-002-P02, in the event that such a lighting scheme is deemed to be necessary, shall be provided to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details prior to first occupation and remain in place for the duration of the development.

REASON: To create safe cycle and pedestrian routes in accordance with Policy 37 of the North Northamptonshire Joint Core Strategy.



## Officers Report for KET/2020/0745

This application is reported for Committee decision because there are unresolved, material objections to the proposal

### 3.0 Information

#### Relevant Planning History

KET/2011/0632 - Construction of the A509 Isham bypass, to include associated roundabout junctions and side roads (Northamptonshire County Council, reference 11.00030.EXT) – No objection - 14/10/2011 – Planning Permission expires on 7<sup>th</sup> September 2021 and has not been commenced

#### Northamptonshire Highways Bypass Update March 2020 -

*A bid for Major Road Network funding has been submitted to the Department for Transport and we have been invited to progress this by submitting a Strategic Outline Business Case. The Borough Council of Wellingborough is providing funding to progress the necessary work on the scheme.*

*The first section of the road, south of the A14, will be constructed as part of the DB Symmetry development adjacent to A14 junction 9. This will require a repositioning of the roundabout junction of the bypass with the existing A509 Kettering Road. A modification of the current planning permission will be needed.*

KET/2018/0965 - Outline Application with EIA - Up to 214,606sqm gross external area for class B8 warehousing and distribution, ancillary class B1(a) offices, with associated access, internal roads, parking, landscaping, and drainage – APPROVED by Planning Committee – 19/03/2019

KET/2019/0752 – Non-Material Amendment - Proposed variation to condition 2 and the approved Parameters Plan (13-170 P002 Rev P14) with changes to the wording associated with maximum heights and finished floor levels associated with KET/2018/0965 – APPROVED – 21/11/2019

KET/2020/0198 – Non-Material Amendment - Amendment to condition 21 to include reference to Flood Risk parameters, Hydraulic Modelling Reports together with implementation and maintenance provisions associated with KET/2018/0965 – APPROVED – 25/03/2020

KET/2020/0361 – Non-Material Amendment – Amendment to condition 32 (Details of on-line dualling to be carried out in accordance with KET/2019/0666 details) associated with KET/2018/0965 – APPROVED – 30/06/2020

KET/2019/0666 - Full Application with EIA - Construction work for the dualling of A509 between A14 jct 9 and Symmetry Park employment site, with new roundabout,

associated drainage, lighting and landscaping – APPROVED by Planning Committee – 10/03/2020

### **Site Visit**

Officer's site inspection was carried out on 15/01/2021

### **Site Description**

The rectangular site comprises approximately 55ha of agricultural land with an area of planted woodland to its north-west corner. The site is to the south of the A14 and to the south-east of its Junction 9 with Kettering Parkway mixed-use commercial development beyond the A14 to the north.

Forming its eastern boundary is the Midland Main Line Railway with the River Ise and Weetabix factory beyond. The southern edge of the site is formed by a meandering drainage ditch which also delineates Kettering Boroughs administrative boundary with agricultural land and Station Road beyond. The western edge is formed by the A509 with farmland beyond. The village of Isham, which is within the Borough of Wellingborough is approximately 500m to the south.

The site comprises agricultural land split across three fields with boundary hedging. There are variances in levels across the site with a drop of 12m down to the east and 10m down to the south – the site is tilted from its north-west corner down to its south-eastern extent.

The site does not include public footpaths although Public Right of Way (PROW) footpaths HL10, UA22, GW22 and UA2 travel north to south beyond the sites eastern edge following the course of the River Ise linking Burton Latimer and Isham with the southern edge of Kettering and more widely provides a rural-pedestrian link between Kettering and Wellingborough. Beyond the sites southern edge running east to west is PROW TM10 which together with footpath UA3 provides a cross-field route from the western side of Burton Latimer to Pytchley to the west. Bridleway GW15 is also to the west of the site beyond the A509.

Some preparatory work including Archaeological Trenching has taken place in association with the Outline Permission to which this Reserved Matter relates.

### **Proposed Development**

The application seeks Reserved Matter approval following grant of application KET/2018/0965 which gained Outline Planning Permission for *Up to 214,606sqm gross external area for class B8 warehousing and distribution, ancillary class B1(a) offices, with associated access, internal roads, parking, landscaping and drainage*, under the terms of its condition 6.

In accordance with the Town and Country Planning (Environmental Impact Assessment (EIA)) (Amendment) Regulations 2017 as Outline approval been granted under the Regulations this Reserved Matters application is deemed a 'subsequent application'. As such there are requirements within the Regulations to set out the need or otherwise for EIA at subsequent application stages which are set out (in this case) within Regulation 9. To deal with this matter the application has

been accompanied by an 'EIA Compliance Statement' and therefore the report will also consider the proposal in terms of its acceptability under The EIA Regulations.

The Reserved Matters (RM) seeking approval relate to Landscape and Layout for the proposed estate road, together with flood compensation, foul and surface water drainage, and structural and soft landscaping and constitute Phase 1 of the development approved by the Phasing condition (22) on the Outline Permission. The specifics of the proposal, provided in the Applicants 'Planning Statement' are as follows:

#### Construction of the Estate Road

The Estate Road runs from the site access in an easterly direction to meet an internal junction, and then runs in a northerly direction for about 2/3rd of the length of the Site. A bus turning point is located where the spine road terminates. The Estate Road will be illuminated. A combined 3m cycle and footpath (CFC) runs parallel to the estate road.

The CFC at the termination the Estate Road runs in a westerly direction to meet the western site boundary, and then continues in a northerly direction to meet the cycle way on the A509, that continues into Kettering... There is additional Highway (S278) works that will extend the cycle and footpath from the site entrance in a southerly direction to Station Road, that connects to the footpath that extends into Isham to the south (not part of this RM application).

#### Green Infrastructure: Structural and Landscaping

##### *Ground reprofiling:*

Earthworks will be undertaken to create a plateau to accommodate the building plots. This will require a significant land movement operation with the existing east to west slope being reduced from its highest level (at the A509 boundary) toward the sites south-west edge by approximately 9m before levelling off to existing levels and that earth being moved to bring the levels on the eastern side of the site up by approximately 4m to create the development's plateau level over a 682m distance. Earthwork from north to south will require increasing the site levels by approximately 2.5m from existing levels over a 920m distance before aligning with existing levels toward the sites southern edge. These proposed changes in levels are shown in the submitted 'Site Infrastructure Works Site Sections' Plan.

##### *Landscaping and tree planting:*

The application is accompanied by a set of comprehensive Landscape Plans and include the following works:

- Landscaping to the southern boundary - Early mature tree planting is proposed along the southern boundary, between the Pytchley Brook and the access road, with some trees being planted at a minimum height of 2.5-3m and selected species planted at 4-4.5m tall in this area. This area also includes a number of Scots pine trees to add an evergreen element, and areas of wet woodland understorey are included.

- Landscaping to the estate road - Avenue planting is proposed along the southern side of the access road (until just after the left turn up the spine road) and along the central spine road. These avenue trees will be planted at 2.5m – 3.5m and comprise a mix of native deciduous and evergreen (Scots pine) trees – Scots pine are only proposed along the access road. A hedgerow runs the length of the Estate Road from the access to the edge of the plateau, and along the western side of the spine road.
- Habitat enhancement has been proposed alongside the landscape strategy which has created the opportunity for the following ecological enhancements:
  - Creation of new habitats including new woodland, grassland, wet grassland/marsh and more open tree planting areas.
  - Planting mixes include species of native origin chosen for their value to wildlife that include fruiting and flowering trees, species-rich wildflower grassland and wet grassland mixes.
  - Log-pile/brush-pile features are proposed within the areas of open space and existing woodland edge.
  - Where safe to do so, habitat piles sited in south facing locations incorporating more dead wood will be designed to increase their value for bees.
- Access to the green infrastructure - In designing the Landscape Strategy, the amenity value that could occur from the green infrastructure was considered. A 'trim trail' is proposed for the use of employees and the general public via the shared footpath/cycleway running through the site. The trail will form a loop of approximately 1 km along the northern and western boundaries connecting back through the site via the footpath/cycleway. Interspersed along the route will be a series of outdoor gym stations including a variety of aerobic and bodyweight stations. Potential locations of these have been provided in the submission.

#### Flood compensation and drainage

Flood mitigation measures include a Flood Management Channel located on the eastern boundary of the Site and minor work to the Pytchley Brook.

The surface water drainage system will be managed by a pumping station. The pumping station restricts flows to the equivalent greenfield runoff rates that have been agreed with the Lead Local Flood Authority (LLFA) to ensure rates of discharge are no higher than existing. Flows in excess of the discharge rates are stored within a large swale that run the length of the long arm of the estate road, and within below ground tank within the development plots.

A gravity based foul drainage strategy is proposed, connecting individual plots to a new sewer located within the Spine Road. The spine road sewer will connect to the public sewer.

### Crime prevention and security measures

- The Estate Road will be lit to ensure surveillance of the wider site is not compromised.
- The design of the CFC agreed by the LHA ensures safe uses of cycle and pedestrians' users.
- Landscape to the Estate Road has been designed to ensure that natural surveillance on the road is not compromised.

Whilst this Reserved Matter was not subject to a pre-application in advance of its submission many of the above features of the proposal have been provided in response to third party, Isham Parish Council and Statutory Consultee comments. Such amendments include the provision of a greater level planting to the southern edge of the site including more semi-mature tree planting and Scots Pine as an evergreen, timing of planting to coincide with construction rather than occupation and the provision of a 'trim-trail'. As such the proposal has evolved from its original submission. The proposal is considered based on these amendments.

### **Any Constraints Affecting the Site**

Access onto an A-Road (A509)

Adjacent to a Trunk Road (A14)

SSSI (Southfield Farm Marsh)

Nene Valley NIA Boundary

Flood Plain Nearby

Listed Buildings – notably – Grade II\* Listed Church of St. Peter at Isham and the Grade II Listed Building at Southfield Farmhouse to the east

## **4.0 Consultation and Customer Impact**

**KBC – Environmental Protection:** State '*no comments or recommendations to make*'.

**Isham Parish Council:** Across two letters (14<sup>th</sup> December 2020 and 12<sup>th</sup> January 2021) provide the following summarised grounds of objection:

### Road layout

- Generally acceptable although has a bearing on landscaping
- The raised and banked nature of the road from the access roundabout, because of the proposed site 'tiering' would make vehicles more visible from Isham – particularly at night

### Storm water drainage including flood compensation work

- Concerns with respect to flooding downstream – the relevant authority will be relied upon to check and advise on these works
- Fear of flooding especially the ability of Pytchley Brook to deal with more water
- Note that the central 'swale' proposed would drain into Pytchley Brook via a pumping station – fear of flooding downstream should the pumping station fail

- Unable to establish how the water flow would be controlled in the ‘Swale’ on the east side – assumed that it is gravity via a hydrobrake – the capacity of the Swale should therefore be able to cope with this arrangement
- Defra calculations appear to be greater than those provided and question whether the +20% adjustment to the 1:100-year storm is sufficient

#### Structural landscaping

- Maintain that the proposed landscaping on the east and south side of the development is not sufficient and inconsistent with Policy 37 of the JCS.
- The steep slope down to the Brook will mean that the effectiveness of planting will be considerably reduced as a screen for the development toward the south.
- The amount of screen planting along the southern edge is insufficient and its lack of evergreen will reduce its effectiveness as a screen.
- Little attempt to make the landscaping available for recreation.

#### Landscaping of the estate road

- Should be lined on the south side by trees such as Leylandii to create a better screen particular for night-time activity
- The landscaping on the south side should be widened which would mean that the accessed would be further north

**Borough Council of Wellingborough:** The application was presented at its 6 January 2021 Planning Committee where it was resolved ‘*to raise no objection, subject to statutory consultees raising no objections.*’ Together with the following comment:

*“As stated previously, whilst no objections are raised to the principle of development, strong concerns are raised regarding the impacts of the development on Isham and the potential coalescence and visual impact on the village as well as potentially severe highway impacts in relation to the A509. In order to minimise these impacts strategic landscaping should be provided in accordance with Figure 27 of the Joint Core Strategy. This should be provided within phase 1 of the development”.*

**NCC – Local Highway Authority (LHA):** State ‘*no objection*’ in their response noting that the ‘*internal estate road (bus route) will include a vehicle restraint system adjacent to the swale*’ and that ‘*the application site is not affected by a Public Right of Way*’

**NCC – Ecology:** Say that the relevant conditions with respect to Landscape, Ecology and Arboricultural Management have been considered and accepted in relation to condition 11 and 12 on the Outline and therefore have no additional comments to make.

**NCC – Lead Local Flood Authority (LLFA):** Say that they have considered and accepted relevant conditions 16 and 17, with respect to surface water drainage and drainage maintenance, on the Outline – with sufficient information available.

**Environment Agency:** State *'no objection'* adding that the Hydraulic modelling is *'fit for purpose.'*

**Anglian Water:** Provide the following summarised comments:

- The impacts on the public foul sewerage network are acceptable at this stage
- The proposed method of surface water discharge does not relate to Anglian Water Assets and therefore are outside of our jurisdiction.

**Northamptonshire Police – Crime Prevention Design Advisor:** No objection and welcome the illumination of part of the Cycle/Footpath that runs along the embanked A509. Adding that it is vitally important that the east/west aligned Cycle/Footpath is similarly illuminated depending on how the buildings are located and arranged in subsequent reserved matters. A condition is recommended to deal with this matter.

**Historic England:** Say that they *'do not wish to offer any comments.'*

**Natural England:** State *'no comments.'*

**Network Rail:** State *'no objection'* but provide a series of requirements, which must be met to protect the electrified railway in relation to:

- Fail safe use of crane and plant
- No interference in relation to excavation/ earthworks
- Security of the mutual boundary – including fencing
- Provision of method statement when/if appropriate by agreement – including use of vibro-impact machinery
- Contact must be made prior to commencement
- No scaffolding to over-sail railway or encroachment
- Trees/ shrubs should have a limited height and a certain species type
- Lighting should not 'dazzle' drivers
- Accesses to the railway should be maintained

**Neighbours:** Twelve third party letters of objection received from residents of Isham; they mirror the reasons set out above received from Isham Parish and are summarised:

- Adverse impact to the village caused by increased traffic including highway safety implications and impacts relating to noise, pollution, light pollution and vibration
- The development should not become before the Isham Bypass
- The landscaping when taken together with the 'tiered' levels would be ineffective as a screen and have a harmful impact on the landscape – in consistent with Policy 37 of the Joint Core Strategy
- Evergreen trees species should be considered together with trees of a greater planting height and an increase in their overall number
- Planting should be secured as soon as possible
- Increased risk of flooding

- Adverse impact on wildlife
- Adverse impact on visual amenity resulting in an industrial landscape – buildings are too high
- No parking off-site should be permitted

*Officer comments: In response to the third party and Isham Parish Council objections the application has been amended from its original submission including additional planting, provision of Scots Pine (evergreen species), timing of planting to coincide with construction and provision of a 'trim trail' as detailed under the 'Proposed Development' section above. In addition, and to capture the amendments the Applicant has provided a response to the objections; these are summarised below:*

#### Road layout

- It is inevitable that there will be some views of HGV's travelling along the estate road
- The landscaping strategy will minimise visual impact with the inclusion of an enhanced southern boundary which will filter some of the views together with some existing vegetation
- The levels are consistent with those approved in the Outline approval – and therefore have already been assessed

#### Storm water drainage including flood compensation works

- Off-site discharge will be managed by a pumping station – which restricts flows to greenfield run-off rates and have been agreed with the Lead Local Flood Authority (LLFA) (see their comments above) and are no higher than existing with any excess held in the swales and below ground tanks
- The pumping station has 3 pumps (including a standby) – the likelihood of failure is very small however should it occur the water can be held in the swale (18,000m<sup>3</sup> capacity) and in the tanks until the pumps are restored
- Maintenance strategy of the water infrastructure has already been agreed with the LLFA with the relevant condition on the outline (17) discharged
- No objection from the LLFA or the Environment Agency

#### Structural landscaping

- The landscaping complies with Policy 37 of the Joint Core Strategy
- The land to the eastern edge of the site is required as a flood plan compensation area and complies with the Outline approval and provides grassland
- The development provides 'multi-functional' greenspaces including flood prevention areas, areas of wet and native woodland, areas of amenity grassland and areas of formal avenue planting and includes the planting of over 7000 native trees offering landscape and biodiversity enhancement
- Measures to enhance protected species habitat
- Provision of a cycle way through the development to encourage sustainable travel and including provision of a 'trim trail' for the use of employees and residents
- The site is not currently accessible as a recreational resource
- Scots Pine (47) added to give an evergreen element to the screen planting



- Overall, the width of the planting areas, site levels and the visual impacts of the proposal were considered in the Outline application and approved
- The 550m long southern boundary will be planted with a substantial number of trees 2.5-3.5m in height with selected trees planted at 4-4.5m in height in an organic form with allowance for canopy spread and has increased from the initial 65 to more than 100 together with additional planting on the access road embankment
- The trees are mostly deciduous and are most appropriate to the context as native species and when established shall create a woodland boundary with longevity and character
- To ensure the landscaping a long-term managements plan has been agreed

#### Landscaping of the estate road

- The amendments provide early nature trees of 2-3.5m in height along the southern access road which means an additional 47 trees to provide further screening from the south in addition to the structural landscaping discussed above
- Leylandii would be inappropriate and appear discordant

#### Conclusion

- *“The principle of the Kettering Employment Site has been established in the outline grant of planning approval KET/20180965. The approved Parameters Plan sets out the parameters in which the detailed design subject of future Reserved Matters application should follow. The infrastructure elements included in this Phase 1 Reserved Matters application is in accordance with the approve Parameters Plan.”*

## 5.0 **Planning Policy**

### **National Planning Policy Framework (NPPF):**

2. Achieving sustainable development
4. Decision-making
6. Building a strong, competitive economy
8. Promoting healthy and safe communities
9. Promoting sustainable transport
10. Supporting high quality communications
11. Making effective use of land
12. Achieving well-designed places
14. Meeting the challenge of climate change, flooding and coastal change
15. Conserving and enhancing the natural environment
16. Conserving and enhancing the historic environment

### **Development Plan Policies**

#### **North Northamptonshire Joint Core Strategy (JCS)**

1. Presumption in favour of sustainable development
2. Historic environment
3. Landscape character
4. Biodiversity

5. Water environment, resources and flood management
6. Development on brownfield land and land affected by contamination
7. Community services and facilities
8. Place shaping
9. Sustainable buildings
10. Provision of infrastructure
11. Network of urban and rural areas
15. Well-connected towns, villages and neighbourhoods
16. Connecting the network of settlements
17. Strategic connections
18. HGV Parking
19. Green infrastructure
20. Nene and Ise Valley
22. Delivering economic prosperity
23. Distribution of new jobs
24. Logistics
26. Renewable and low carbon energy
37. Land at Kettering South (parcel B)- Site Specific:

DEVELOPMENT OF PARCEL B SHOULD:

- f) Focus on the delivery of B8 (logistics) development and ancillary B1 (office) and B2 (general industrial) uses;
- g) Ensure that development within the site boundary is directed to areas of lowest risk of flooding, consistent with the sequential test, and that extensive flood mitigation measures are provided to the east of the site. Built development on areas of Flood Zones 2 and 3 will only be acceptable subject to technical modelling and solutions being agreed with the Environment Agency, which demonstrate that flood risk has been satisfactorily addressed;
- h) Be of a high standard of design with buildings arranged to limit the visual impact on Isham and designed to incorporate sustainability measures such as green roofs, renewable energy generation, sustainable drainage systems and rainwater harvesting;
- i) Provide a connected network of high quality landscaping which minimises visual impact. Proposals should include the delivery of strategic landscaping at the southern edge of the development at the earliest opportunity to limit the visual impact on Isham;
- j) Provide an accessible network of green infrastructure which includes opportunities provided by the Ise-Valley corridor to integrate the development into the countryside, enhance the character and ecological value of the development, including buffering the adjacent Site of Special Scientific Interest, and create accessible, usable green space;
- k) Safeguard the route of the Isham bypass and provide vehicular access from the A509; and
- l) Include a permeable network of roads and paths.

THE DEVELOPMENT OF PARCELS A AND B SHOULD TOGETHER:

- m) Contribute towards off-site highway works to accommodate traffic arising from the development and ensure that the impact on neighbouring settlements is minimised; and
- n) Provide strong connectivity to the urban area of Kettering and links to neighbouring settlements and countryside. Proposals should include significant walking and cycling infrastructure provision to, and through, the site and an improved public transport service.

## **6.0 Financial/Resource Implications**

The financial provisions of the development were secured under the requirements of the Outline permission.

## **7.0 Climate Change Implications**

Addressing climate change is one of the core land use planning principles which the National Planning Policy Framework expects to underpin both plan-making and decision-taking. The National Planning Policy Framework emphasises that responding to climate change is central to the economic, social and environmental dimensions of sustainable development. National planning policy and guidance is clear that effective spatial planning is an important part of a successful response to climate change as it can influence the emission of greenhouse gases. In doing so, local planning authorities should ensure that protecting the local environment is properly considered alongside the broader issues of protecting the global environment. The adopted Development Plan for Kettering Borough is consistent with and supports these national policy aims and objectives.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise. The development plan comprising the North Northamptonshire Joint Core Strategy, Local Plan and Kettering Town Centre Action Plan makes clear the importance of climate change and seeks to create more sustainable places that are naturally resilient to future climate change. This will be further amplified by the emerging Site-Specific Part 2 Local Plan once adopted which is being prepared within this context. Policies contained within the Part 2 Local Plan will help contribute towards a reduction in greenhouse gas emissions and will secure that the development and use of land contributes to the mitigation of, and adaptation to, climate change.

## **8.0 Planning Considerations**

### Preliminary Matters

Submission of this Reserved Matters application follows Outline approval granted under KET/2018/0965 for Up to 214,606sqm gross external area for class B8 warehousing and distribution, ancillary class B1(a) offices, with associated access, internal roads, parking, landscaping and drainage. The Outline approval considered the principle of a development of this scale on the site and its impacts (including highway implications) and approved Access as a reserved matter at the same time.

This Reserved Matter application also follows approval (KET/2019/0666) of the associated dualling of the A509 between the approved site access and the A14 which was a requirement of the Outline approval.

It is therefore not for this report to re-open the debate on the merits of the wider development, which has been accepted. But rather to concentrate on the specific merits of the applied Reserved Matter, although the wider development proposal will be referenced as necessary and to provide background.

The key issues for consideration in this application are: -

1. The principle of the development
2. Impact on character and appearance
3. Impact on heritage assets
4. Impact on residential amenity
5. Impact on highway safety
6. Impact on flooding and drainage
7. Impact on biodiversity
8. Impact on pipelines and the railway
9. Sustainability implications
10. Response to Isham Parish Council and third-party objectors

#### 1. The principle of the development

The basic tenet of development was set by the inclusion of the site in the North Northamptonshire Joint Core Strategy (JCS) which in Policy 37(f) allocates the site (parcel B) for industrial use.

The principles of the development, including Access arrangements was then established through the grant of Outline planning permission (KET/2018/0965) and included Environmental Impact Assessment (EIA) approval. The Outline permission, in its approved documents, included a 'Parameters Plan' which provided the basic components for which any subsequent Reserved Matters (RM) submission would be expected to follow. Illustrative 'Masterplans' were also provided. The Reserved Matters should also be submitted in accordance with the conditions outlined in the Outline approval and are a requirement of its condition 6.

To establish compliance of this RM with the Outline permission an '*EIA Compliance Statement*' and '*Planning Statement*' have been provided. These documents together with the overall submission demonstrate that the application complies with the provisions and constraints imposed in the Outline permission. Thereby the proposal is acceptable in principle and accords with the Outline.

#### 2. Impact on character and appearance

JCS Policy 37 (h) amongst other things seeks '*a high standard of design with buildings arranged to limit the visual impact on Isham*' which would be largely provided through the parameters laid out in policy 37 (i) that seek '*high quality landscaping which minimises visual impact and the inclusion of strategic landscaping at the southern edge of the development at the earliest opportunity to limit the visual impact on Isham*'. Criterion (j) also seeks '*...to integrate the development into the countryside, enhance the character and ecological value of*

*the development, including buffering the adjacent SSSI, and create accessible, usable green space;'*

The application essentially proposes structural landscaping, the main L-shaped estate road off the approved access and flood compensation & drainage works.

The above referenced 'Parameters Plan' considered and approved in the Outline is shown below:



(A full version is provided as an appendix to this report)

As part of Outline considerations, the width of the strategic landscape strip to the southern (bottom of the above image) was held to be significant at over 60m in width

in places and therefore complied with the provisions of the Policy 37 as its requirement for strategic landscaping to limit the visual impact of the development from Isham, which is to the south. The submission is consistent with this overarching document.

To further deal with this matter the application is accompanied by detailed drawings of the proposed soft landscaping and a 'Landscape, Ecology and Arboricultural Plan'. To the critical 550m long southern edge of the site over 100 trees of varying species will be planted with many ranging from a planting height of between 2.5-4.5m and whilst predominately consisting of native deciduous species, Scots Pine have also been added following comments made and to provide some year round leaf screening. These trees have been organically arranged and spaced appropriately to allow for canopy spread so that they have longevity and create a natural landscape character over time. Wet woodland understorey and general native shrubs are also proposed within this area. This woodland belt is in addition to a linear row of trees to the southern edge of the embanked estate road together with low level native hedgerow.

As discussed in the submitted 'Landscape, Ecology and Arboriculturally Plan' the planting in this area, as in other parts shall take place during the construction phase where possible. This is considered to meet the 'earliest opportunity' requirements laid out in the Policy (37).

The tiered nature of the proposal and the provision of a plateau, which reduces existing land heights to the sites western edge and increasing levels toward its eastern edge, albeit with provision of a highway embankment to serve the first stretch of the estate road are arrangements that were known when the Outline was approved and would not have an increasing impact to the overall development's prominence in the landscape. And in actual fact is likely to have a lessening effect in that respect as the development levels to its eastern edge (which are more visible from the south) shall be reduced by nearly 9m at its highest part – effectively sinking the development down in the landscaping.

It is acknowledged that the planting proposed along the southern edge will not provide full instant screening to the proposal as perceived from the south, even with the early mature nature of some of the trees. It is also acknowledged that the planting will not provide full screening to the development, which includes building ridge heights of 18m on the upper tier closest to Isham. Overtime however the high quality planting scheme proposed, including the provision of some evergreens will provide significant visual relief to the industrial massing of the development and importantly provide a new and pleasant landscape character rather than simply performing a 'screening' function. Notably the planting lining the southern edge of the east-west aligned estate road will provide screening from HGV's, headlights and the roads lighting columns, which is important given its embanked nature. It is therefore considered that the proposal meets the requirements of Policy 37 to limit the visual impact of the development as experienced from the south and from the northern edge of Isham. The distance for the proposal from the edge of Isham (400m) together with topography and existing planting will also have a lessening affect to the schemes visual influence experienced from the south.

Along the western A509 edge of the development woodland planting is proposed to provide a landscape screen along that boundary and the existing woodland copse to the site's north-west corner shall be enhanced as necessary.

The eastern edge of the site, up to the boundary with the rail line will function as a flood compensation area and thereby is not suitable for hedgerow or trees and therefore together with the swale toward the centre of the site shall consist of a mix of meadow wetland planting or meadow planting. This would fulfil the requirement of the development to have a buffer (50m width) with the SSSI (Southfield Farm Marsh) which is to the east and the other side of the railway line. A hedgerow together with occasional trees are proposed to the western edge of the north-south section of the estate road to provide an Avenue and some soft structural landscaping within the development.

Overall, and distributed throughout the site the scheme will provide:

- 7244 Trees; including approximately 2000 (maple, elder and oak) between a planting height of 2.5-4.5m and nearly 2000 Scots Pine
- 4398 native shrubs
- Over 8000 native hedge plants, which shall be double staggered
- Approximately 2000sqm of Meadow for water edge
- 60000sqm of Meadow mix for wetlands
- 40000sqm species-rich meadow
- The amount of meadow planting equates to the area of approximately 14 football pitches

It is understood that the areas of landscaping proposed, will be available for recreational use and would enable a person to walk around the majority of the site and access the 'trim trail' which is proposed (outside of planning requirements) to the northern edge of the site or otherwise to utilise the internal foot/cycle way.

The proposal has also considered 'secured by design' measures and is acceptable to the Police subject to imposition of a condition requiring details of a lighting scheme to line the east/west section of the Cycle/Footpath (if necessary) as the development progresses. Such a condition is proposed with details required prior first occupation. This would fulfil the Policy 37 requirement for the scheme to create accessible and usable greenspace.

Turning to the other elements of the proposal; the flood compensation areas visible above ground including the swales contribute toward the high-quality structural landscaping discussed above. The proposed estate road and earthworks are in complete accordance with the approved 'Parameters Plan' shown above, are not excessive, and are appropriately landscaped to the edges and are necessary to deliver the development given the drop in levels across the site.

Consequently, and with the details having been agreed by the County Ecologist and with no convincing reason to take a different approach the proposal is considered to provide the high quality landscaping required under the terms of the Outline permission and Policy 37 of the JCS and in particular will minimise impacts of the development from the south, in the direction of Isham. As such and together with

the other elements of the proposal the application ensures that the overall development integrates successfully within the landscape and the surrounding area. The application is acceptable in this regard.

### 3. Impact on heritage assets

Policy 2 of the JCS consistent with Chapter 16 of the NPPF seeks to protect the significance of heritage assets.

Whilst the site does not include any designated heritage assets and with none in close, because of the extent of the proposal and its landscape influence it has the potential to impact the setting of nearby heritage assets. These notable Assets include the Grade II Listed Southfield Farmhouse to the west, Grade II Listed Park at Wicksteed, the Grade II\* Listed Church of St, Peter in Isham and the Grade I Listed Churches in nearby Pytchley and Burton Latimer.

The proposal thereby also falls to be considered under Section 66 of The Planning (Listed Buildings and Conservation Areas) Act 1990 which sets out the duty of Local Planning Authorities (when considering whether to grant planning permission for development which affects a listed building or its setting) to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

In addition given that the site is located within reasonable proximity of the village Conservation Areas of Pytchley and Isham it also falls to be considered under Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 which sets out the duty of Local Planning Authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

This matter was comprehensively considered when then the Outline planning application was determined and included consideration of a Landscape and Visual Impact Assessment that identified nearby Heritage Assets and a Heritage Statement. The immediate submission acknowledges these documents in the submitted 'EIA Compliance Statement'.

Officers and Historic England agreed with the findings of the Heritage Statement and in particular considered that, with respect to the closest Grade II Listed Building at Southfield Farmhouse approximately 400m to the east (beyond the Railway Line) that there would be no harm to the significance of Listed Buildings or Conservation Areas or toward their setting.

This proposal is consistent with the Outline permission and as such the lack of harm identified to these Heritage Assets continues to be the case.

Turning to the impact on archaeology, again this matter was addressed in the Outline permission, which included provision of a 'Trial Trench Evaluation' and with agreement of the County Archaeologist a suitable condition was imposed (15) which required approval of an archaeological written scheme of investigation prior to commencement. The pre-commencement element of this condition has been



approved. As such this matter has been dealt with through provisions associated with the Outline permission.

Thereby, the proposal preserves the significance of heritage assets consistent with Policy 2 of the JCS and Chapter 16 of the NPPF and thereby is acceptable in this regard.

#### 4. Impact on residential amenity

Policy 8 (e) of the JCS consistent with paragraph 127(f) of the NPPF seek development to protect residential amenity. JCS Policy 37 (m) also seeks to ensure that the impact on neighbouring settlements is minimised. The impact on residential amenity because of the proposal's visual intrusion (specifically toward Isham residents) has been considered above. Any impacts of the proposal that could have detrimental impact on residential amenity were comprehensively addressed and found to be acceptable when the Outline application was approved. The report associated with the Outline therefore should be referred to for full details.

In terms of direct impacts associated with the physical form of the proposal; the Outline considerations found that due to the separation distances involved with at least 300m distance between the closest dwelling on Station Road to the south and one of the illustrated buildings shown on the MasterPlan. This gap together with the provision of a landscape (treed) buffer is considered to protect the affected dwellings from any significant loss of light, overlooking or overbearing. This RM is entirely consistent with the Outline findings and would deliver the treed buffer envisaged.

Further the Outline considered all impacts of the development towards residential amenity with respect to noise, vibration, light, and air pollution and impacts associated with construction.

The Outline application was acceptable on these matters and as such found that the proposal would not exert detrimental harm to the amenities of nearby residential occupiers subject to the imposition of safeguarding conditions. Such conditions included the requirement to have a Construction Management Plan and a Construction Traffic Management Plan (including routing) approved by its condition 7. These Plans have been approved and the conditions discharged.

The immediate submission is within the parameters of the Outline approval on this matter as demonstrated by the drawings submitted and its 'EIA Compliance Statement'. In particular the alignment of the proposal road is consistent with the alignment approved in the Outline Parameters Plan shown above.

As such the proposal is acceptable in this regard and would safeguard residential amenity.

#### 5. Impact on highway safety

Policy 8 (b) of the JCS seeks to provide satisfactory means of access and to resist development that prejudices highway safety. Policy 37 on this matter says in its part (k) that the development should *safeguard the route of the Isham bypass and provide vehicular links from the A509*. The Policy goes on to state in its part (n) that the proposal would be expected to *contribute towards off-site highway works to*

*accommodate traffic arising from the development and ensure that the impact on neighbouring settlements is minimised.* This approach within the development plan is consistent with Chapter 9 of the NPPF, which promotes sustainable transport.

This matter was a key consideration when determining the Outline application and was found to be in accordance with Development Plan requirements highlighted in the preceding paragraph subject to conditions. Notably, this included the provision of a condition (3) requiring approval of a 'Framework HGV Route Management Strategy' and the requirement for the A509 dualling to be open to traffic prior to first occupation. As such and as the Outline application included consideration of the Access arrangements (including the roundabout) the impact of the development, because of its traffic generation on the local highway network has been accepted. Its Access arrangements have also been accepted.

Essentially, therefore it is therefore for this application to consider the safety arrangements associated with the proposed L- shaped Estate Road. The proposed estate road is approximately 700m long. It starts from the site's south-west corner from the approved access roundabout on the A509 and travels east toward the centre of the site for approximately 300m accommodating a 7m drop in development land levels through provision of an embankment which will limit the highway drop in levels to approximately 1.5m before levelling out at the existing site levels and the created plateau of development.

The proposed road will then turn sharply northward at the centre of the site for approximately 400m at the site's plateau development level and culminate at a proposed bus/HGV turning circle toward the middle of the site.

The application was accompanied by a lighting layout, vehicle tracking and splays plans. This shows that 6m high lighting columns set approximately 15m apart are proposed along the southern edge of the first section of the proposed estate road that travels east to west and along the eastern edge of the north to south spine road.

The proposed road offers good visibility along its length and at the turn and provides an effective turning circle (one-movement) for the size of vehicles that would use it and therefore is considered to provide appropriate arrangements to enable vehicles to access the various industrial units that would operate within the development. The individual access arrangements associated with the units shall be considered when further phases come forward in subsequent reserved matters.

To the northern edge of the east to west road and to the western edge of the north to south estate road a shared 3m wide footway/cycle way is proposed. This will enable users to access the site on foot and will also link up with a 3m wide footway/cycleway spur that will continue to the north of the site and eventually cross the Junction 9 of the A14 and link up with the south of Kettering.

These arrangements have been considered by the Local Highway Authority and are acceptable. As such and as it complies with the terms laid out in the Outline permission the proposal consists of a safe piece of highway infrastructure and will deliver a component of the sites wider sustainable transport options offer. The proposal is acceptable in this regard.

## 6. Impact on flooding and drainage

Due to the size of the site and because of the eastern part of the site being in Flood Zones 2 and 3 the impact of the proposal on flood risk should be considered. Policy 5 of the JCS consistent with Chapter 14 of the NPPF seeks development to contribute towards reducing the risk of flooding. In addition, Policy 37 (g) aims for development to satisfactorily address flood risk.

The Outline application was accompanied by a Flood Risk Assessment (FRA), which concluded that the appropriate strategies can be put in place to ensure no off-site impacts in terms of flood-risk and discharge and that there are no adverse flood implications on or off-site. The findings of the FRA were agreed by the Lead Local Flood Authority and the Environment Agency subject to the imposition of certain conditions. These conditions included a specific condition (4) tying the development to the provisions provided in the agreed FRA (including finished floor levels for each building being set no lower than 55.5m Above Ordnance Datum). In addition, conditions (14 and 16) requiring approval of surface water drainage and maintenance details and details of the Flood Compensation arrangements (Condition 21) were also imposed. Condition 14 and 16 have been approved and therefore the proposals surface water drainage arrangements have been found to be acceptable.

Condition 21 on the Outline were being considered concurrently with this application as this RM phase also seeks approval of the flood compensation arrangements for the site. This application and the discharge of condition application were accompanied by a robust Hydraulic Modelling Report, which included site-specific modelling, hydrology and discussion on climate change and is a refinement to the FRA approved in the Outline and the terms of its condition 4 (mentioned above).

The main components of the Flood Compensation measures include:

- Provision of a Flood Management Channel located on the eastern boundary of the Site and minor work to the Pytchley Brook
- The surface water drainage system will be managed by a pumping station consisting of three pumps (including a stand-by). The pumping station restricts flows to the equivalent greenfield runoff rates that have been agreed with the Lead Local Flood Authority (LLFA) to ensure rates of discharge are no higher than existing.
- Flows more than the discharge rates are stored within a large swale that run the length of the long arm of the estate road, and within below ground tank within the development plots. Water storage capacity of 18,000m<sup>3</sup> capacity.

The Hydraulic Modelling Report concludes '*...that the current proposals meet the key criteria agreed at outline planning stage which comprises:*

- *Continues to accept the same inflow (or greater) from the River Ise across a range of flood events*
- *Does not give rise to elevated flood levels on the Pytchley Brook upstream of the A509*

- *Does not give rise to elevated flows or flood levels in the area south of the Pytchley Brook*
- *Does not give rise to elevated flows or flood levels in the area south of Station Road*
- *Does not give rise to elevated flows or flood levels in the River Ise...'*

The findings and conclusions of the Hydraulic Modelling Report and its proposed flood mitigation measures have been agreed by the Environment Agency and the relevant condition (21) on the Outline permission has been recently approved. It thereby follows that as this application includes the same measures, is also acceptable, with the Environment Agency returning no objection.

Foul arrangement have also been accepted by the Environment Agency and Anglian Water.

As such and with no cogent evidences provided that would justify coming to a different conclusion, the proposal is considered to provide suitable arrangements to off-set its impacts to flood risk and will put in place an effective drainage strategy. As a safeguard a condition shall be applied requiring the development to be carried out in accordance with the agreed Hydraulic Modelling Report.

#### 7. Impact on biodiversity

Paragraph 99 of Circular 06/05 states that: *it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. Likewise section 40 of the Natural Environment and Rural Communities Act 2006 (NERC 2006) states that: every public authority must in exercising its functions, have regard ... to the purpose of conserving (including restoring / enhancing) biodiversity.*

This matter will have been substantively addressed at the time the Outline permission was being considered and included the results of various habitat and focussed species Surveys. Those Surveys found that the site is of low intrinsic ecological value with some local value being afforded to the site's hedgerows, trees and watercourses with no evidence of great crested newts, water vole, rare plants or rare invertebrates. Whilst the proposal would have an impact on bats and badgers, subject to the implementation of appropriate mitigation measures overall a positive effect would be expected to those and other species during the operational phase of the development. There were no objections received from the County Ecologist or Natural England and at the advice of the County Ecologist a series of safeguarding conditions were imposed; these conditions required approval of a Construction Environmental Management Plan, a Badger Mitigation Strategy and a Landscape, Ecology and Arboricultural Management Framework to address impacts on wildlife prior to commencement. The pre-commencement elements of these conditions have been approved in liaison with the County Ecologist and thereby the Soft Landscape Proposals and the arrangements proposed in the 'Landscape Ecology and Arboricultural Management Plan' provided as part of this submission have in effect already been approved under conditions associated with the Outline.

The nearby SSSI to the east at Southfield Farm Marsh would not be harmed because of the proposal.

A description of the proposal's various biodiversity mitigation measures and enhancement are discussed in earlier parts of this report and include provisions such as the planting of over 7000 trees (many of which planted at early maturity), over 4000 native shrubs, 8000 native hedge plants and meadow planting equating to the area of 14 football pitches. These are to be planted mostly during the construction phase and therefore shall be given the opportunity to become established prior to occupation. In addition, thought has been given to fauna including the management of areas that provide cover and habitat for species such as bees, bats and birds with the 'Landscape Ecology and Arboricultural Management Plan' laying out a robust Management Regime for the Habitat and Landscaping which includes protection during the construction phase.

The 'Landscape Ecology and Arboricultural Plan (LEAMP)' submitted concludes:

*'It is considered that the management and maintenance measures outlined within this LEAMP are sufficient in protecting and conserving the key landscape and ecological features of the Site. Detailed measures have been provided to ensure that existing and retained features of landscape and ecological interest within the Site are suitably protected during the construction phase of the development.'*

*Management prescriptions to maintain the viability of new landscape planting to the Site have been provided, including timings for when operations should occur. Broad recommendations for the continued long-term maintenance and protection of the Site's landscape and ecological interests have also been provided.'*

This conclusion and the contents of the LEAMP together with the significant provisions laid out in the Soft Landscaping Plans are agreed as being suitable and would constitute significant biodiversity enhancements especially in light of the poor quality biodiversity associated with the existing site.

As such and consistent with the advice of Natural England and the County Ecologist the proposal is acceptable in this regard with suitable arrangements in place for the protection of wildlife and biodiversity enhancement and consistent with the terms of the Outline permission. A condition shall be added requiring the development to be carried out in accordance with the approved Plans. The proposal therefore is acceptable in this respect.

#### 8. Impact on pipelines and the railway

The site is traversed along its western edge and within its north-west corner by a low/medium gas pipe with a railway line along its eastern edge. As such the proposal has the potential to impact important existing infrastructure.

The submitted plans, including the Landscape Plans have taken account of these constraints with a way leave for the pipes provided and the provision of a 50m wide linear Flood Compensation strip to the sites eastern edge with the Railway Line.

Nevertheless, the comments provided by Network Rail shall be provided to the developer in an advisory note although given the proposed arrangements to the east boundary there would not be any impact to the continued safe use of the railway line.

As such there is no reason to believe that the proposal would prejudice the safe continuation of this infrastructure.

#### 9. Sustainability implications

The sustainability credentials of the proposed buildings on the site shall be considered when subsequent Phases of the development come forward for determination in later Reserved Matter submissions.

In terms of the proposals sustainability and its contribution toward meeting climate change commitments these consist of the significant amount of planting that will take place and its commitment to sustainable forms of transport including the provision of a shared cycle/footway that links the development to Isham and to the south of Kettering and also arrangements for bus infrastructure including a lay-by and turning circle.

As such the proposal makes suitable contributions toward securing a sustainable form of development.

#### 10. Response to Isham Parish Council and third-party objectors

The concerns of the Parish Council with respect to the proposals road layout and its visual impact, storm water drainage arrangements, structural landscaping and landscaping of the estate road have been discussed above and are considered to be acceptable with effort made by the developer to directly deal with these matters through amendments (including addition of a 'trim-trail') or/and additional commentary provided.

The third-party objections cite adverse impacts caused by increased traffic including highway safety implications and impacts relating to noise, pollution, light pollution and vibration. Whilst these matters may not have been considered in great depth above these are issues that more relate to the overall development rather than specifically to this Reserved Matter and have been suitably addressed in the report associated with the Outline permission.

Similarly matters highlighted such as the development not coming before the Isham Bypass and the overall visual impact of the whole development have also been appropriately considered when the Outline permission was granted. Further, the impacts of the proposal in terms of its levels, the effectiveness and width of the southern planting and impacts on flood risk and wildlife have been discussed above and the proposal is found to be acceptable in these respects. The developer has been receptive to comments provided with respect to the provision of evergreen trees and additional planting along the southern edge with amendments forthcoming to provide additional planting and evergreen Scots Pine. Most of the planting shall also come earlier than was originally intended – during construction – rather than prior to occupation. The residual issue with respect to the retaining all parking within

the development shall form part of the later Reserved Matter considerations in-line with parking standards.

It is respectfully acknowledged that Isham Parish Council and residents of Isham retain a resistance to the development, however many of the significant issues have been considered and accepted in the Outline. Any specific matters relating to this Phase I Reserved Matter have been overcome or otherwise proven to not justify withholding permission.

### **Summary and Conclusion**

The application seeks Phase I Reserved Matter (landscaping and layout) approval following grant of application KET/2018/0965 which gained Outline Planning Permission for *Up to 214,606sqm gross external area for class B8 warehousing and distribution, ancillary class B1(a) offices, with associated access, internal roads, parking, landscaping and drainage*, under the terms of its condition 6.

The proposal consists of approximately 700m of estate road with associated cycle/footway and lighting, flood compensation, foul & surface water drainage measures including the creation of a channel along the site's eastern edge and a swale alongside the estate road and structural & soft landscaping including significant ground re-profiling work and tree planting along its southern edge.

The main considerations have been impacts on character and appearance, particularly as experienced from the south (in the direction of Isham), the effectiveness of the flood/drainage measures, biodiversity gain and highway safety. The relevant technical statutory consultees have been consulted on these matters and there have been no objections. As a result, the proposal has been found acceptable in all regards. The third party and Isham Parish Council objections do not provide a convincing case or evidence base that would justify departing from this view.

Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

Consequently, the proposal is in accordance with the development plan; most notably site-specific North Northamptonshire Joint Core Strategy Policy 37 and is consistent with the parameters laid out in the Outline permission. There are no material considerations that would support coming to a different conclusion. Thereby under such circumstances and consistent with paragraph 11 of the NPPF, which details the presumption in favour of sustainable development, the proposal is considered to be a sustainable form of development and should be approved without delay as it comprises the right type of development in the right place and at the right time to support growth in a way that is plan-led.

The application thereby is recommended for approval, subject to imposition of the conditions laid-out.

**Background Papers**

Title of Document:

Date:

Contact Officer:

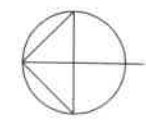
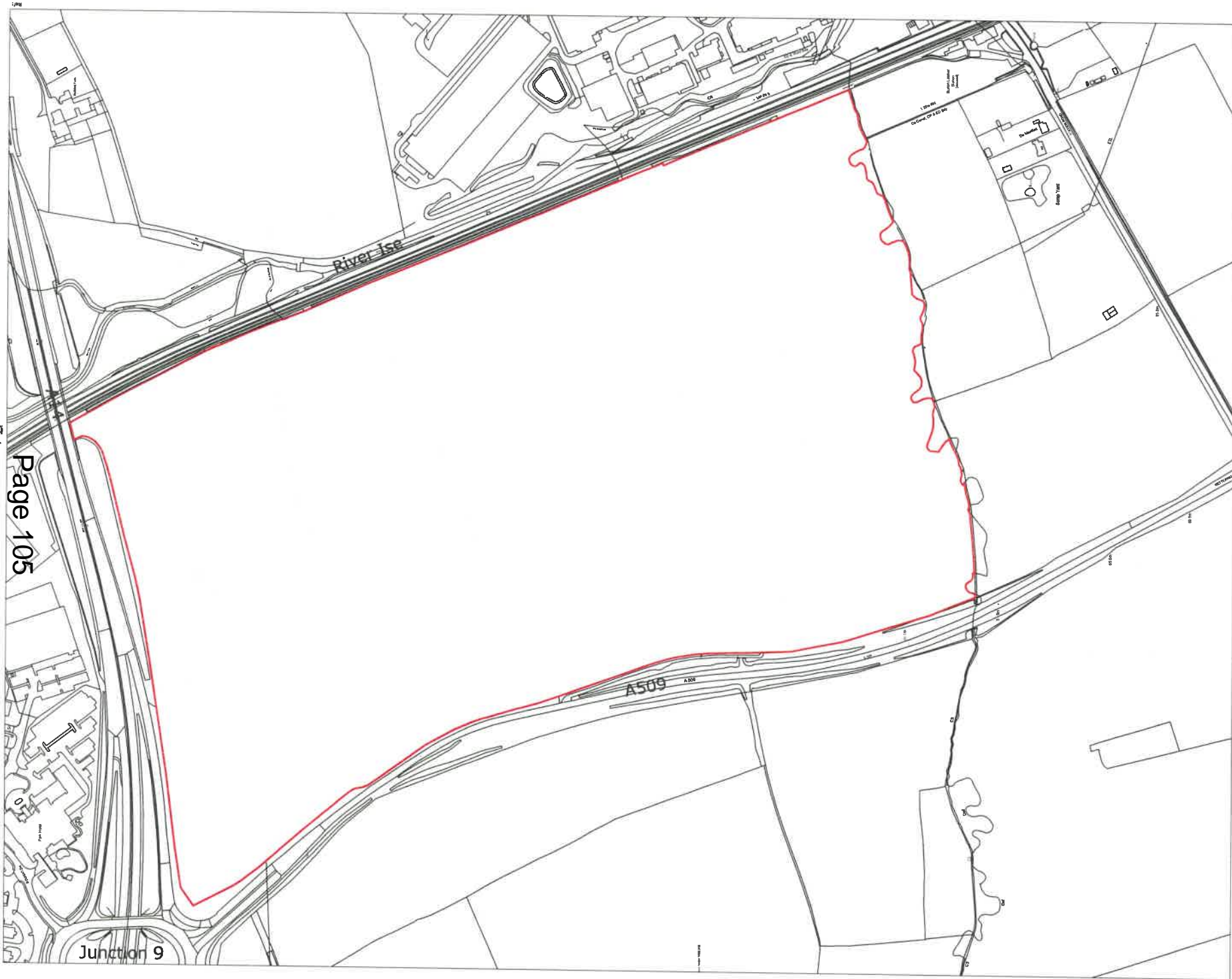
Sean Bennett, Senior Development Officer on 01536 534316

**Previous Reports/Minutes**

Ref:

Date:





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Junction 9

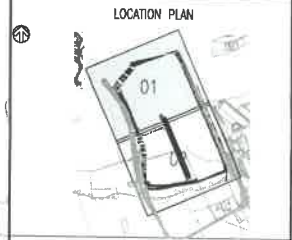
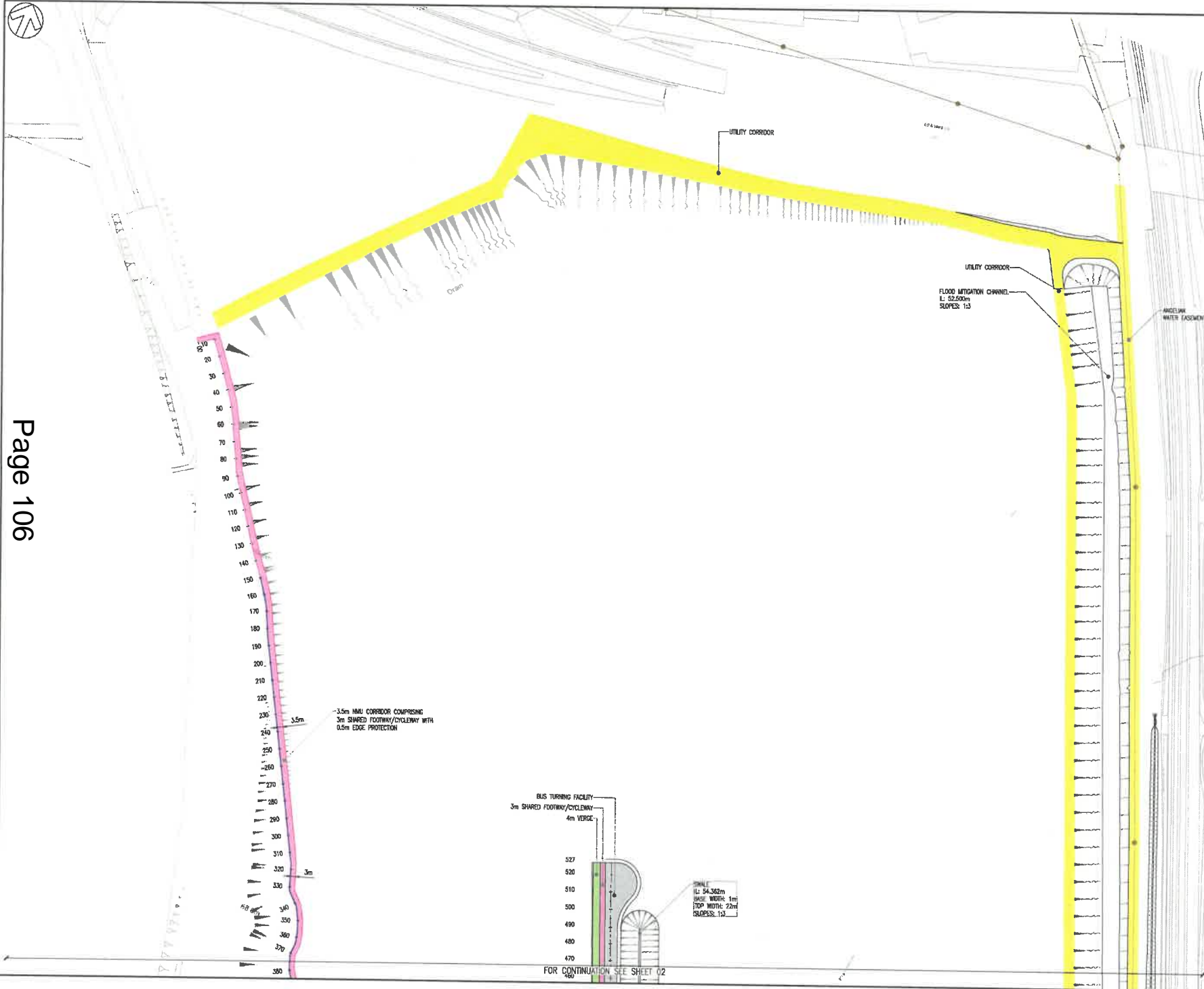
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Kettering  
 Junction 9, A509  
 Location Plan

Drawing status:	Preliminary
CAD reference:	13-170-001
Drawn:	AMS
Team:	AMS
Date:	01/2016
Scale:	1:20000 A1

Project no:	Dwg no:	Rev:
13-170	P001	P7



KEY

- PROPOSED CARBAGEWAY
- PROPOSED SHARED FOOTWAY/CYCLEWAY
- PROPOSED VERGE
- PROPOSED EARTHWORKS
- PROPOSED RETAINING WALL
- PROPOSED UTILITY BUFFER ZONE
- EXISTING ANGLIAN WATER SEWER

- NOTES
1. ALL DIMENSIONS ARE IN METRES UNLESS STATED OTHERWISE.
  2. ALL WORKS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE NORTHAMPTONSHIRE COUNTY COUNCIL DESIGN GUIDE.
  3. UNDERGROUND SERVICES MAY BE PRESENT. CONTRACTOR TO CONFIRM THE PRECISE LOCATION AND DEPTH OF ANY UNDERGROUND SERVICES PRIOR TO ANY EXCAVATION WORK.

UNIL TECHNICAL APPROVAL HAS BEEN OBTAINED FROM THE RELEVANT LOCAL AUTHORITIES OR STATUTORY BODIES. IT SHOULD BE UNDERSTOOD THAT ALL DRAWINGS ARE ISSUED AS PRELIMINARY AND NOT FOR CONSTRUCTION. SHOULD THE CONTRACTOR AND / OR EMPLOYER COMMENCE WORK PRIOR TO APPROVAL BEING GIVEN, IT IS ENTIRELY AT THEIR OWN RISK.

REV	DATE	BY	DESCRIPTION	CHK	APP
PC1	14/09/2020	DK	APPROACH ROAD REVISION		
PC1	01/09/2020	DK	FIRST ISSUE		
REV	DATE	BY	DESCRIPTION	CHK	APP

DRAWING TITLE: S2 - FOR INFORMATION

4 First Street, Manchester, M15 4JL, UK  
T: +44 (0) 161 206 0900  
wsp.com

CLIENT: TRITAX SYMMETRY

ARCHITECT: STEPHEN GEORGE & PARTNERS

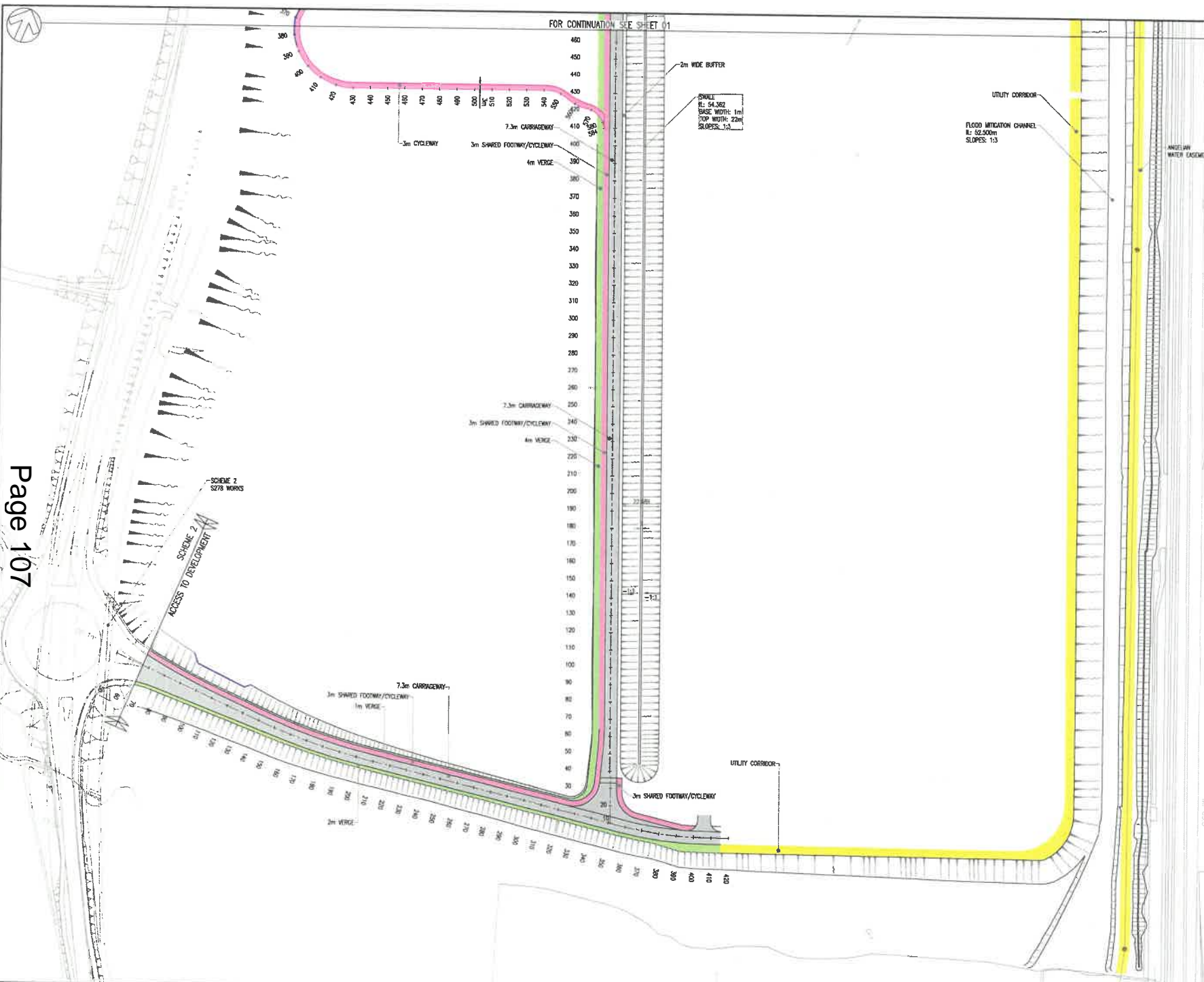
SUBJECT: SYMMETRY PARK, KETTERING

TITLE: SITE INFRASTRUCTURE WORKS  
GENERAL ARRANGEMENT LAYOUT  
(SHEET 01 OF 02)

SCALE @ 1:1500	DRAWN BY: DK	CHECKED BY: RV
PROJECT NO: 70061010	DESIGNED BY: UK	DATE: October 2020

DRAWING NO: 70061010-SYMK-WSP-HGN-000-001 P02

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**LOCATION PLAN**

**KEY**

- PROPOSED CARRIAGEWAY
- PROPOSED SHARED FOOTWAY/CYCLEWAY
- PROPOSED VERGE
- PROPOSED EARTHWORKS
- PROPOSED RETAINING WALL
- PROPOSED UTILITY BUFFER ZONE
- EXISTING ANGLIAN WATER SEWER

**NOTES**

- ALL DIMENSIONS ARE IN METRES UNLESS STATED OTHERWISE.
- ALL WORKS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE NORTHAMPTONSHIRE COUNTY COUNCIL DESIGN GUIDE.
- UNDERGROUND SERVICES MAY BE PRESENT. CONTRACTOR TO CONFIRM THE PRECISE LOCATION AND DEPTH OF ANY UNDERGROUND SERVICES PRIOR TO ANY EXCAVATION WORK.

UNIL TECHNICAL APPROVAL HAS BEEN OBTAINED FROM THE RELEVANT LOCAL AUTHORITIES OR STATUTORY BODIES, IT SHOULD BE UNDERSTOOD THAT ALL DRAWINGS ARE ISSUED AS PRELIMINARY AND NOT FOR CONSTRUCTION. SHOULD THE CONTRACTOR AND / OR EMPLOYER COMMENCE WORK PRIOR TO APPROVAL BEING GIVEN, IT IS ENTIRELY AT THEIR OWN RISK.

REV	DATE	BY	DESCRIPTION	CHK	APP
PO1	01/07/2020	DK	APPROACH ROAD REALIGNED	DK	DK
PO1	01/07/2020	DK	FIRST ISSUE	DK	DK
REV	DATE	BY	DESCRIPTION	CHK	APP

CHANGES STATUS: **S2 - FOR INFORMATION**

8 First Street, Manchester, M15 4GE, UK  
T +44 (0) 161 200 5000  
wsp.com

**CLIENT**  
TRITAX SYMMETRY

**ARCHITECT**  
STEPHEN GEORGE & PARTNERS

**STRUCTURE**  
SYMMETRY PARK, KETTERING

**TITLE**  
SITE INFRASTRUCTURE WORKS  
GENERAL ARRANGEMENT LAYOUT  
(SHEET 02 OF 02)

SCALE @ 1:1000	DESIGNED	CHKD	APPROVED
PROJECT NO	DESIGNED	CHKD	DATE
070061910	UK	DK	October 2020
070061910	REV		
70061010-SYMK-WSP-HGN-000-002			P02

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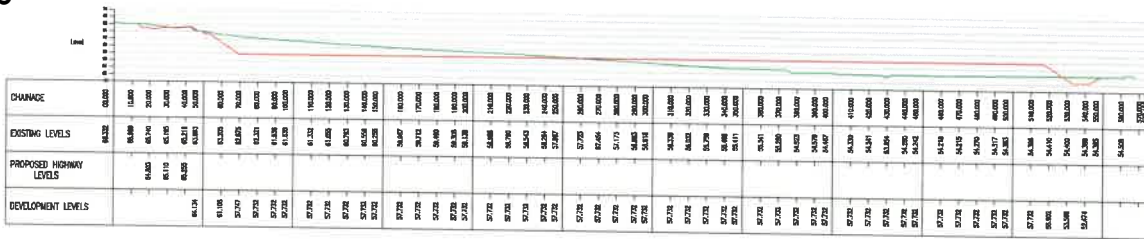
51d

WSP PROJECT INFORMATION: 70061910-SYM-KWSP-HGN-000-013, SHEET NO. 108 OF 108, DATE: 2023-09-15, PROJECT LOCATION: SYMMETRY PARK, KETTERING, LEICESTERSHIRE, ENGLAND. WSP PROJECT INFORMATION: 70061910-SYM-KWSP-HGN-000-013, SHEET NO. 108 OF 108, DATE: 2023-09-15, PROJECT LOCATION: SYMMETRY PARK, KETTERING, LEICESTERSHIRE, ENGLAND.

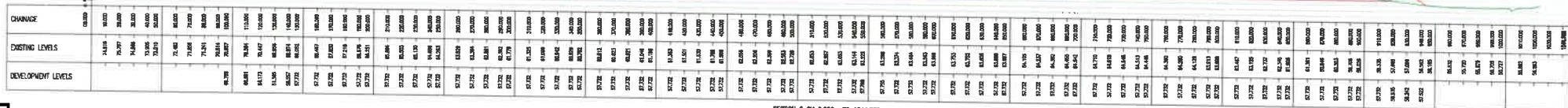
NOTE: THESE APPROVALS HAVE BEEN OBTAINED FROM THE LOCAL AUTHORITY AND ARE VALID FOR THE PROPOSED WORKS ONLY. THE LOCAL AUTHORITY IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE WORKS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL AUTHORITY AND THE ENVIRONMENT AGENCY PRIOR TO COMMENCING WORK.



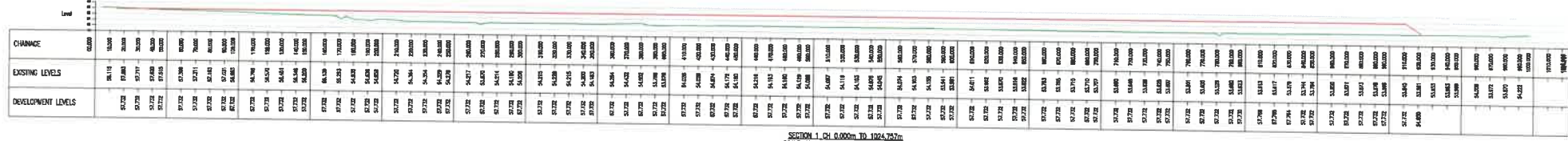
SECTION 4 CH 0.000m TO 0.200m  
SCALE: H:1:1000V:1:500, DATUM: 50.000



SECTION 3 CH 0.000m TO 0.200m  
SCALE: H:1:1000V:1:500, DATUM: 50.000



SECTION 2 CH 0.000m TO 0.200m  
SCALE: H:1:1000V:1:500, DATUM: 50.000



SECTION 1 CH 0.000m TO 0.200m  
SCALE: H:1:1000V:1:500, DATUM: 50.000

KEY  
--- EXISTING GROUND  
--- PROPOSED SERVICE

- NOTES
1. ALL DIMENSIONS ARE IN METERS UNLESS STATED OTHERWISE.
  2. ALL WORKS ARE TO BE COMPLETED IN ACCORDANCE WITH THE NORTHAMPTONSHIRE COUNTY COUNCIL DESIGN GUIDE.
  3. PROFESSIONAL SERVICES ARE THE PROPERTY OF WSP. CONSENT TO OBTAIN THE PRICE, LOCATION AND SCOPE OF ANY WORKS OR SERVICES FROM ANY CONTRACTOR WILL BE OBTAINED FROM WSP.
  4. WSP SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL AUTHORITY AND THE ENVIRONMENT AGENCY PRIOR TO COMMENCING WORK.

FILE	SYMM-013	PK	SYMM-013-013
NO	001	NO	001
DATE	2023-09-15	DATE	2023-09-15

S2 - FOR INFORMATION

**WSP**

1 Fife Street, Kettering, NN16 9JQ, UK  
T: 44 (0) 1533 612000  
W: www.wsp.co.uk

SYMMETRY PARK, KETTERING

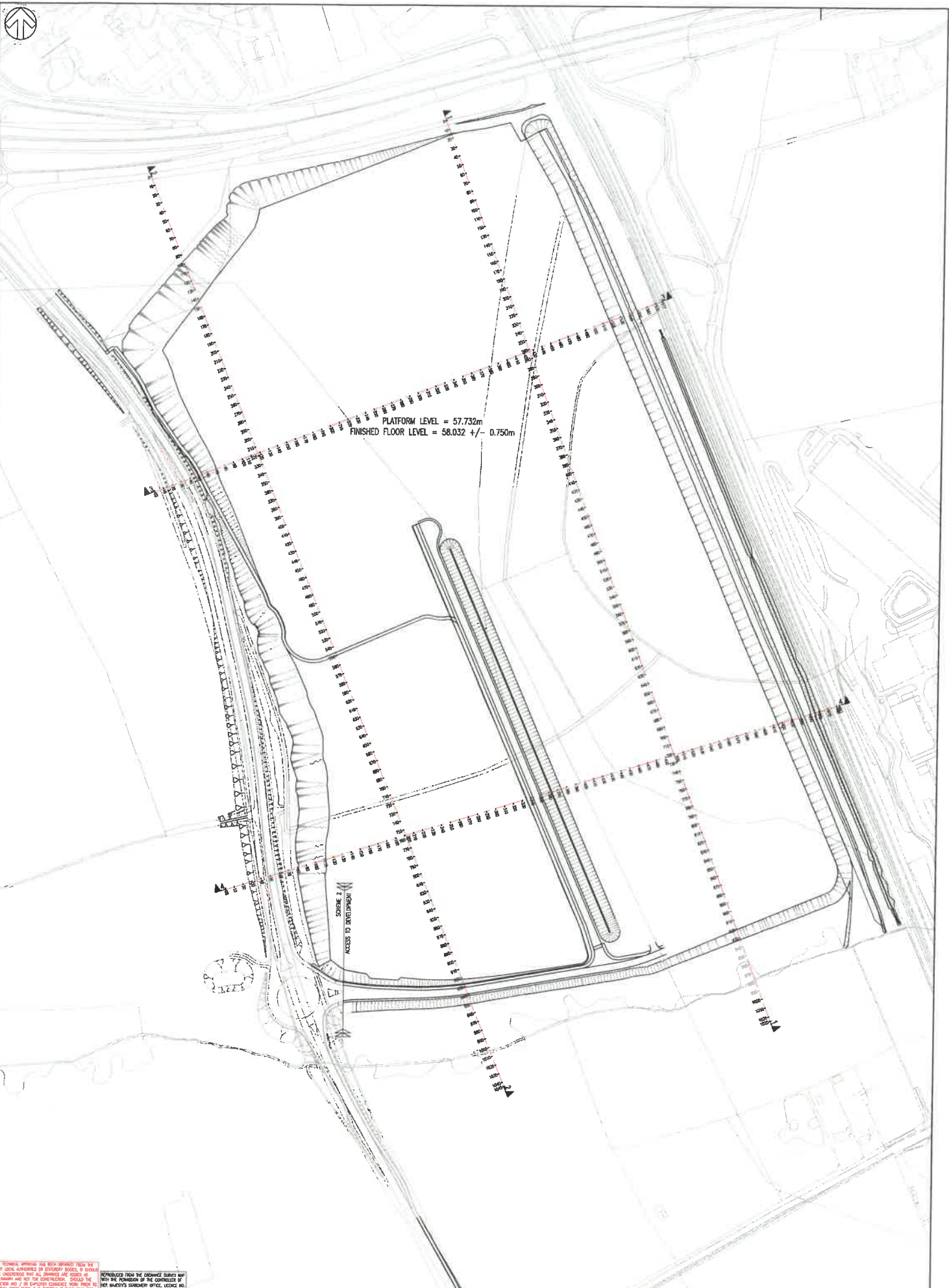
STEPHEN GEORGE & PARTNERS

SYMMETRY PARK, KETTERING

SITE INFRASTRUCTURE WORKS  
SITE SECTIONS

70061910-SYM-KWSP-HGN-000-013

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PLATFORM LEVEL = 57.732m  
 FINISHED FLOOR LEVEL = 58.032 +/- 0.750m

SCHEME 2  
 ACCESS TO DEVELOPMENT

LEVEL SHOWING APPROXIMATE POSITIONS. THESE ARE NOT TO BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LEVELS AS SHOWN ON THIS DRAWING AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSENTS FROM THE LOCAL AUTHORITY AND / OR OTHER COMPETENT BODIES PRIOR TO COMMENCING WORK. IT IS SOLEMENLY AGREED THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSENTS FROM THE LOCAL AUTHORITY AND / OR OTHER COMPETENT BODIES PRIOR TO COMMENCING WORK. IT IS SOLEMENLY AGREED THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSENTS FROM THE LOCAL AUTHORITY AND / OR OTHER COMPETENT BODIES PRIOR TO COMMENCING WORK.

REPRODUCED FROM THE DRAWING SHEET NO. 70061010-SYM/MCHSP-HGH-000-012

NO.	DESCRIPTION
1	PROPOSED CURBS
2	PROPOSED EARTHWORKS

1. ALL DIMENSIONS ARE IN METRES UNLESS STATED OTHERWISE.
2. ALL WORKING ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE NORTHWARDS COUNTY COUNCIL DESIGN GUIDE.
3. UNDERGROUND SERVICES ARE TO BE PROTECTED TO COMPLY WITH THE DESIGN GUIDE AND BEHIND OF ANY UNDERGROUND SERVICES PRIOR TO ANY CONSTRUCTION WORK.
4. CHECK DATE WITH DRAWING NO. 70061010-SYM-HSP-HGH-000-012

REV	DATE	DESCRIPTION	BY	APP

S2 - FOR INFORMATION

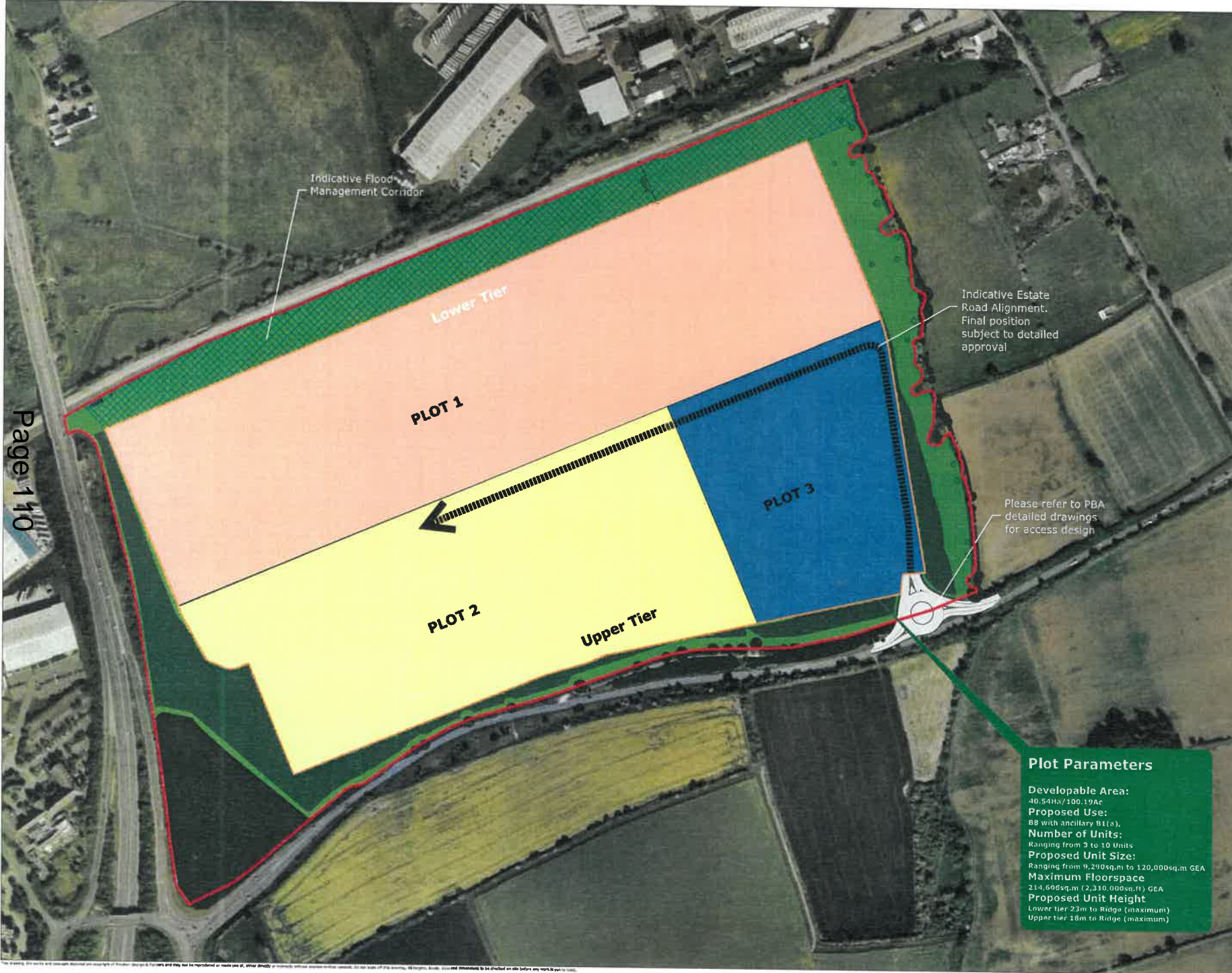
**Page 109**

TMTX SYMMETRY  
 STEPHEN GEORGE & PARTNERS

SYMMETRY PARK, KETTERING  
 SITE INFRASTRUCTURE WORKS  
 PROPOSED EARTHWORKS AND LEVELS

70061010-SYM/MCHSP-HGH-000-012	P02
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51e



Indicative Flood Management Corridor

Lower Tier

PLOT 1

PLOT 2

Upper Tier

PLOT 3

Indicative Estate Road Alignment. Final position subject to detailed approval

Please refer to PBA detailed drawings for access design

**Plot Parameters**

**Developable Area:**  
40.54Ha / 100.19Ac  
**Proposed Use:**  
B8 with ancillary B1(a),  
**Number of Units:**  
Ranging from 3 to 10 Units  
**Proposed Unit Size:**  
Ranging from 9,200sq.m to 120,000sq.m GEA  
**Maximum Floorspace**  
214,600sq.m (2,310,000sq.ft) GEA  
**Proposed Unit Height**  
Lower tier 23m to Ridge (maximum)  
Upper tier 18m to Ridge (maximum)

- Existing retained trees and hedgerows
- Landscape Area Native meadow mixture grass
- Landscape Area woodland buffer strategic planting
- Landscape Area Seeded with pond edge grass mix

Maximum Height: 79.000m AOD  
Maximum Building Height 23m to ridge

Maximum Height: 81.000m AOD  
Maximum Building Height 18m to ridge

Maximum Height: 78.000m AOD  
Maximum Building Height 18m to ridge

**TRITAX SYMMETRY**  
A TRITAX BIG BOX COMPANY

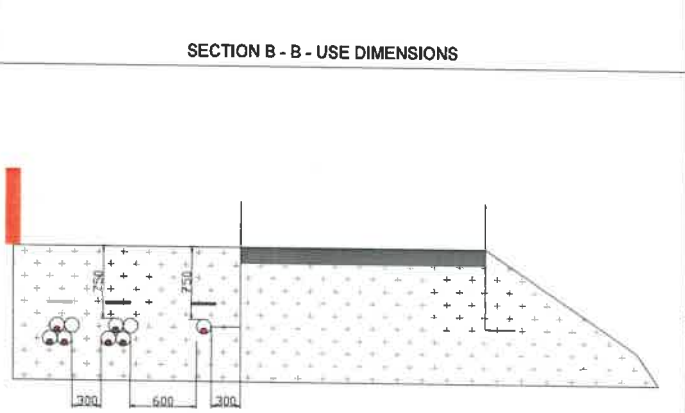
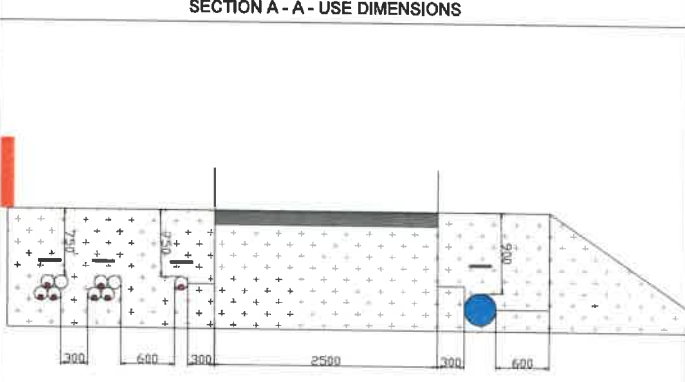
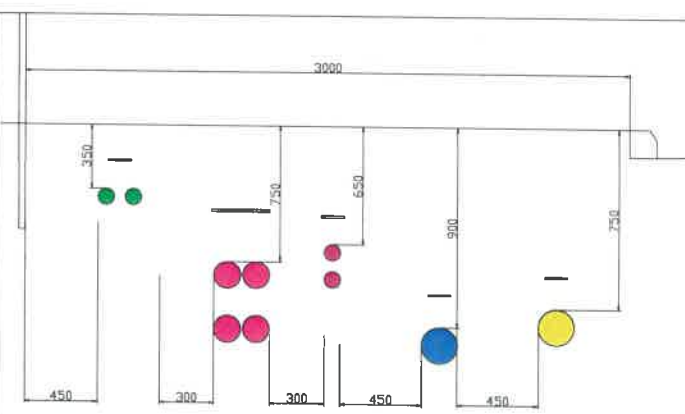
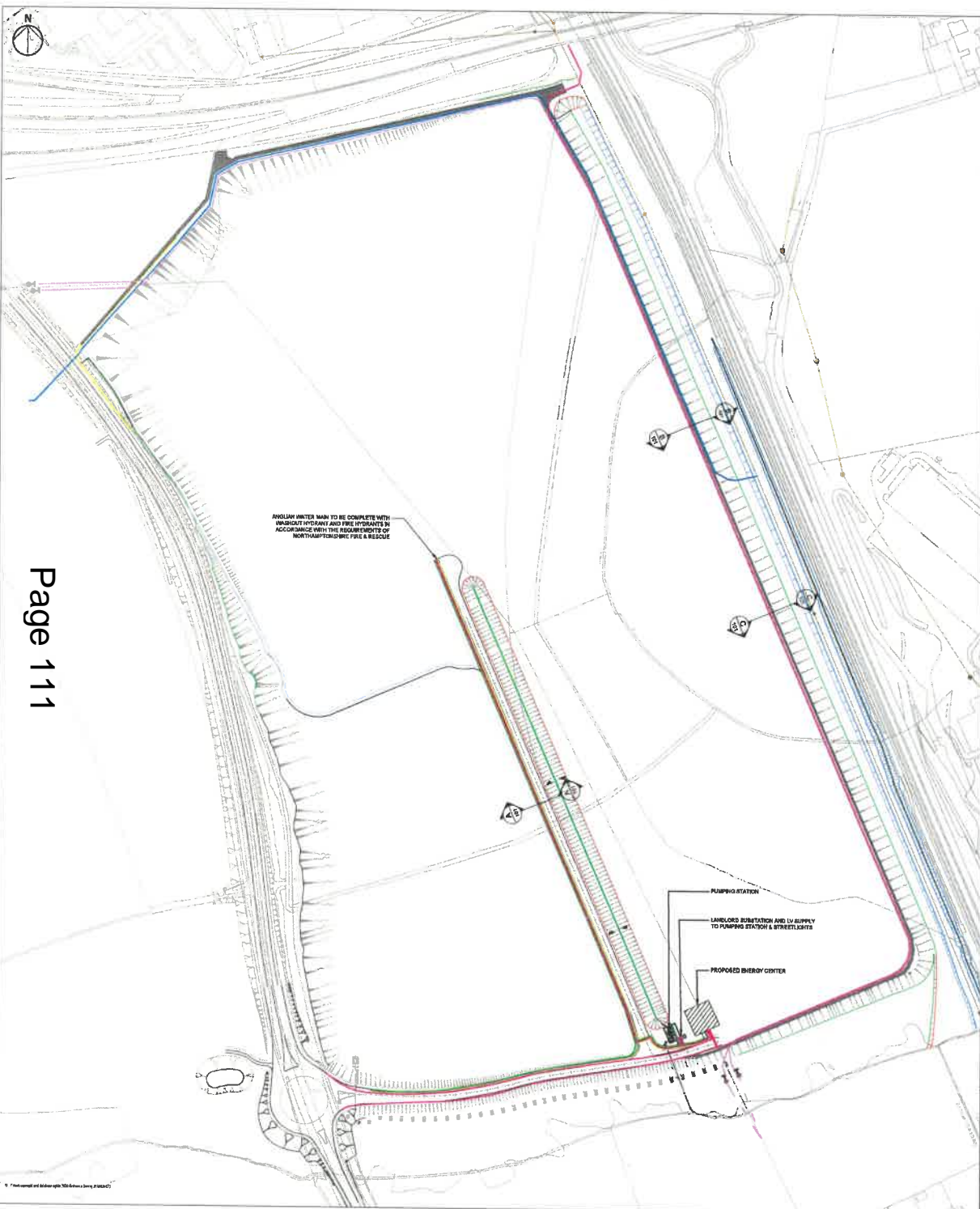
Architects | Masterplanners  
**STEPHEN GEORGE & PARTNERS LLP**  
170 London Road  
Leicester LE2 1ND  
t 0116 247 9557 f 0116 254 1095  
www.stephengeorge.co.uk

**Kettering Junction 9, A509**  
Parameters Plan

Drawing Status: Preliminary  
CAD reference: 13-170-P002  
Drawn: MHS  
Tabled: MHS  
Date: 01/2016  
Scale: 1:2000@ A1

Project no: 13-170  
Dwg no: P002  
Rev: P20

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- Notes
- The drawings have been prepared in accordance with the scope of the project as shown on the drawings and shall be subject to the terms and conditions of the contract. It is the responsibility of the contractor to verify the accuracy of the drawings and to make any necessary corrections to the drawings before construction begins.
  - The drawings are to be used for construction purposes only and shall not be used for any other purpose without the written consent of the engineer.
  - The drawings are to be used for construction purposes only and shall not be used for any other purpose without the written consent of the engineer.
  - The drawings are to be used for construction purposes only and shall not be used for any other purpose without the written consent of the engineer.
  - The drawings are to be used for construction purposes only and shall not be used for any other purpose without the written consent of the engineer.

LEGEND

Blue line	Extra High Voltage Cable
Red line	Low Voltage Cable
Green line	High Voltage Cable
Yellow line	Medium Pressure Gas Main
Blue line	Potable Water Main
Grey line	Access Track

DATE: 08/11/2020

PROJECT: SYMMETRY PARK, KESSEING

SCALE: 1" = 10'

REVISIONS:

NO.	DESCRIPTION	DATE	BY	CHK.
-----	-------------	------	----	------

**RPS** ENGINEERS, ARCHITECTS & PLANNERS  
 1211A 660 7th St. # 200  
 Raleigh, NC 27601  
 Phone: 919.850.7000 Fax: 919.850.7001

Client: **TRITAX SYMMETRY**

Project: Symmetry Park, Kesseeing

Scale: Utility Routes and Sections

Drawn: JH  
 Checked: JH  
 Date: 08/10/2020

Project Manager: RBL  
 Designer: RBL  
 Checker: RBL

Drawn: JH  
 Checked: JH  
 Date: 08/10/2020

Project Manager: RBL  
 Designer: RBL  
 Checker: RBL

Drawn: JH  
 Checked: JH  
 Date: 08/10/2020

Project Manager: RBL  
 Designer: RBL  
 Checker: RBL

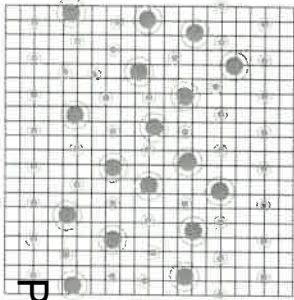
Planting specifications

Tree	Quantity	Notes
...	...	...

...

...	...	...
...	...	...

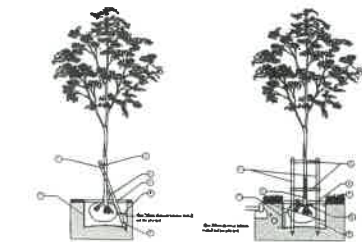
Indicative woodland planting matrix - Plan view  
1m x 1m Grid (20m²)



Light Standard  
● Fuchsia/Tramset

Page 112

51h

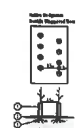


**Tree Standard - Tree Planting**

1. To ensure proper tree establishment, trees should be planted in a grid pattern with a 1m x 1m spacing. The trees should be planted in a grid pattern with a 1m x 1m spacing. The trees should be planted in a grid pattern with a 1m x 1m spacing.
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**Tree Standard - Tree Planting**

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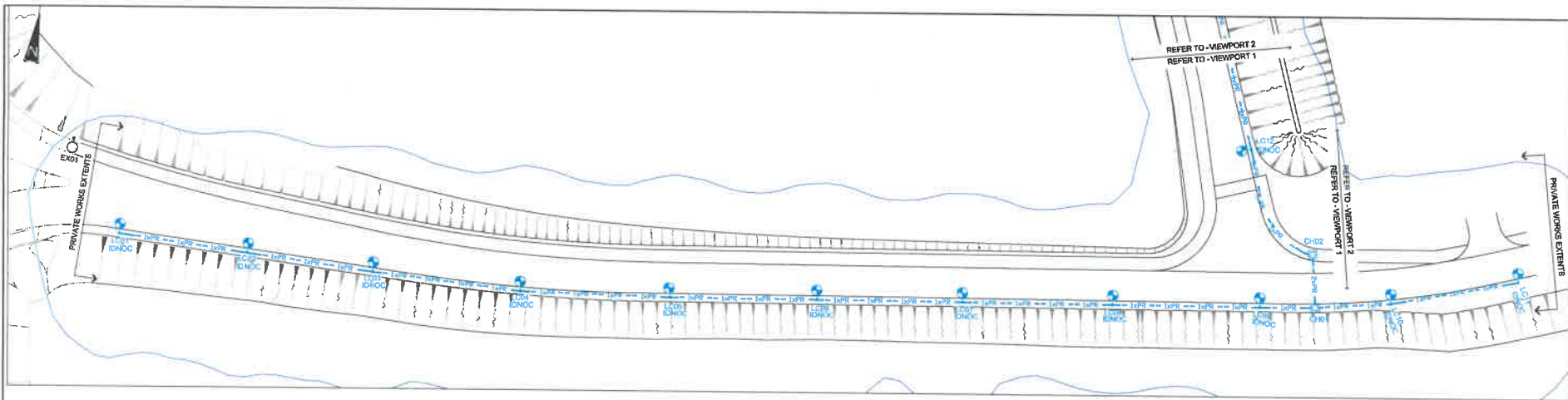
Site Boundary

PLANNING

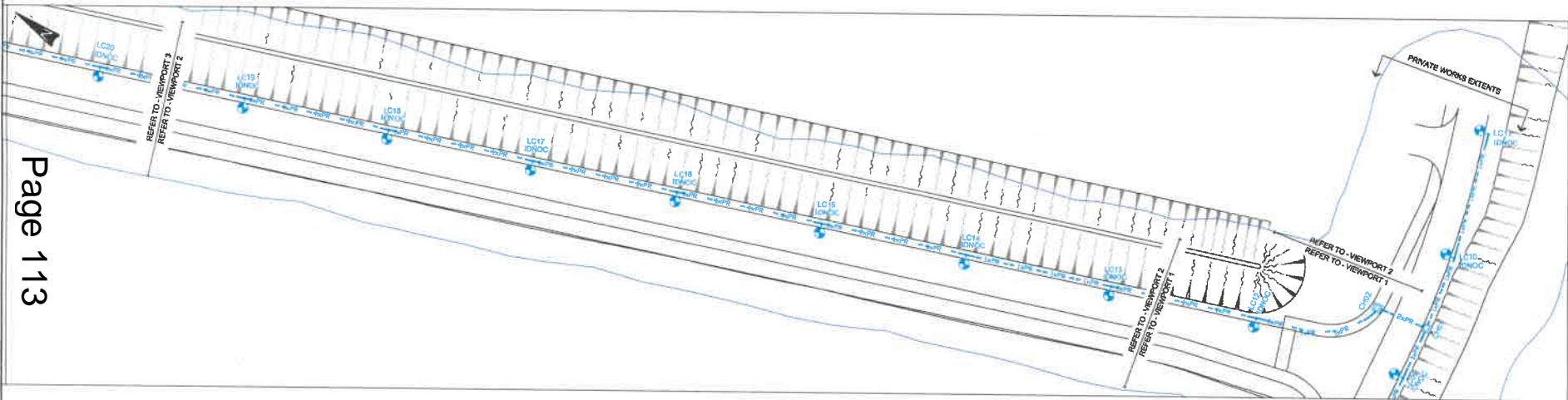
Triflex Symmetry (Kettering) LLP  
Symmetry Park, Kettering  
100% Planning  
100% Planning  
100% Planning

edp the environmental dimension partnership

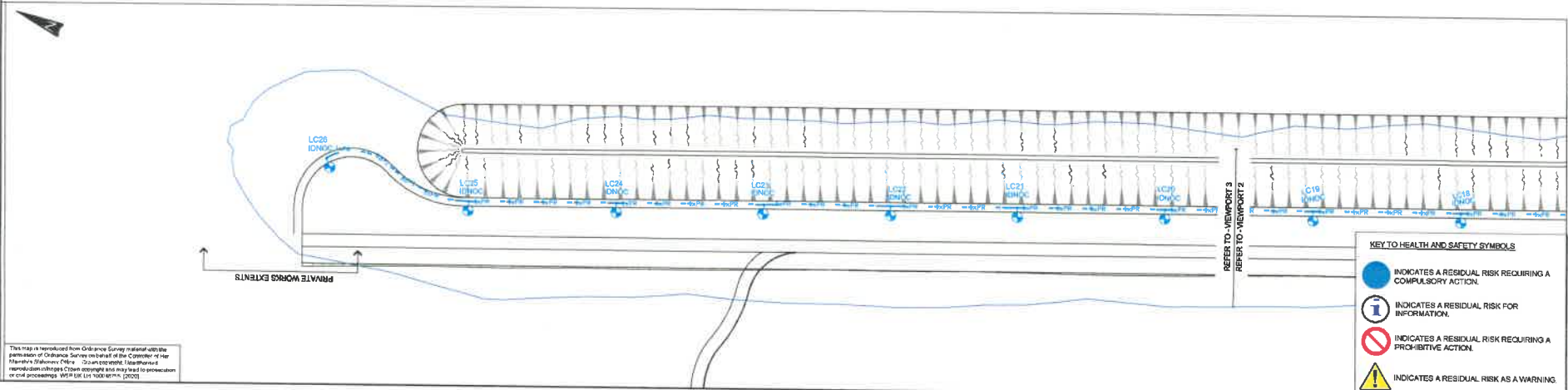




- KEY**
- EXISTING NORTHAMPTONSHIRE COUNTY COUNCIL ROAD LIGHTING COLUMN
  - PROPOSED GALVANISED STEEL ROAD LIGHTING COLUMN OF 8M NOMINAL HEIGHT WITH A PLANTED BASE AND A POST TOP MOUNTED SKINNY LUMA DEPT02 DSSO 3 28W LED LUMINAIRE INCORPORATING A 7 PIN NEMA SOCKET WITH PECU SET TO 1818
  - IDNOC INDEPENDENT DISTRIBUTION NETWORK OPERATOR CONNECTION REQUIRED
  - 0.4 LUX CONTOUR



- NOTES**
1. ANY INACCURACIES ARE TO BE REPORTED TO THE OVERSEEING ORGANISATION OR SITE ENGINEER IMMEDIATELY.
  2. REFERENCES SHOWN WITH THE DRAWING HAVE BEEN ASSIGNED FOR THE PURPOSES OF THESE WORKS ONLY.
  3. THIS DRAWING DOES NOT DETAIL STATUTORY INFORMATION. THIS SHOULD BE SOURCED BY THE BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORKS.
  4. ROAD LIGHTING COLUMNS SHALL BE SITED AS STATED WITHIN
  5. ALL EQUIPMENT WITH AN INDEPENDENT DISTRIBUTION NETWORK OPERATOR (IDNOC) SUPPLY SHALL HAVE A SECONDARY CUTOUT / DISTRIBUTION BOARD WHICH SHALL BE FITTED WITH A BS EN 61848 TYPE 2 SURGE ISOLATOR. THIS WILL BE LOCATED BETWEEN THE INCOMING IDNO SUPPLY AND THE CUTTING SUPPLIES THAT ARE PROVIDED.
  6. ALL WORKS SHALL BE IN ACCORDANCE WITH THE MANUAL OF CONTRACT DOCUMENTS FOR HIGHWAYS WORKS (MCHW) / NORTHAMPTONSHIRE COUNTY COUNCIL (NCC) SPECIFICATION TO ALLOW FOR FUTURE ADOPTION OF ASSETS IF REQUIRED.



- KEY TO HEALTH AND SAFETY SYMBOLS**
- INDICATES A RESIDUAL RISK REQUIRING A COMPULSORY ACTION.
  - INDICATES A RESIDUAL RISK FOR INFORMATION.
  - INDICATES A RESIDUAL RISK REQUIRING A PROHIBITIVE ACTION.
  - INDICATES A RESIDUAL RISK AS A WARNING.

REV	NO	DESCRIPTION	DATE

**SYMMETRY PARK, KETTERING**

**WSP**

9 Pine Street, Macclesfield, M15 4DU, UK  
T: +44 (0) 1625 35000  
wsp.com

**SGP**

SYMMETRY PARK, KETTERING

SITE INFRASTRUCTURE WORKS  
PROPOSED ROAD LIGHTING LAYOUT  
SHEET 1 OF 1

DATE	1.00	REV		BY	
	2020/09		04		07

70051010-SYMK-WSP-EO-1300-001 P02

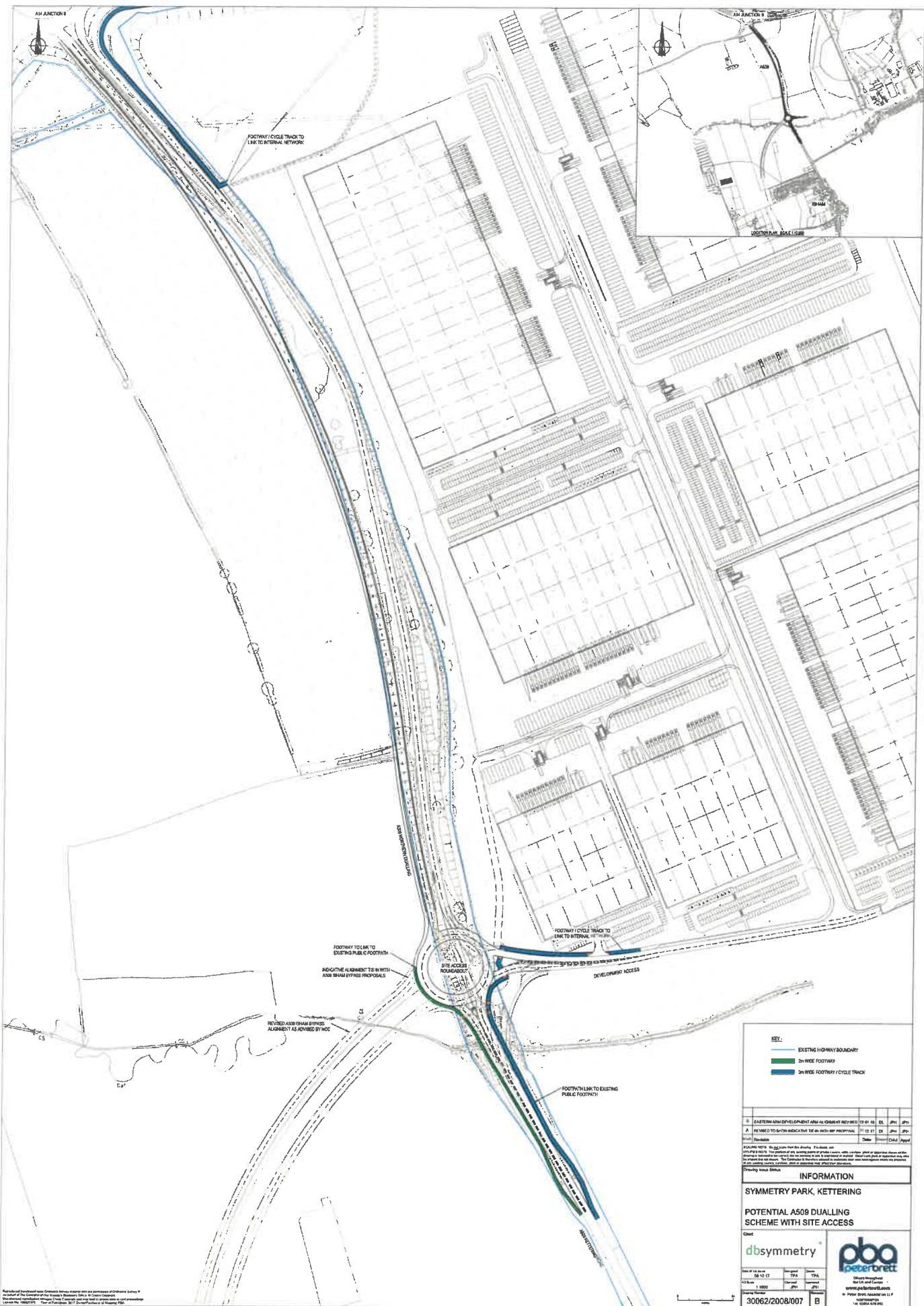
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SIL Page 113

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FIG 1.1 PROPOSED DEVELOPMENT CONTEXT



Prepared for the Client by the Consultant. The Consultant is not responsible for the accuracy of the information provided by the Client. The Consultant is not responsible for the accuracy of the information provided by the Client. The Consultant is not responsible for the accuracy of the information provided by the Client.

<b>KEY:</b>													
	EXISTING HIGHWAY BOUNDARY												
	2m WIDE FOOTWAY												
	3m WIDE FOOTWAY / CYCLE TRACK												
<table border="1"> <tr> <td>REVISION</td> <td>DATE</td> <td>BY</td> <td>CHKD</td> </tr> <tr> <td>A</td> <td>11/12/17</td> <td>JPL</td> <td>JPL</td> </tr> <tr> <td>B</td> <td>11/12/17</td> <td>JPL</td> <td>JPL</td> </tr> </table>		REVISION	DATE	BY	CHKD	A	11/12/17	JPL	JPL	B	11/12/17	JPL	JPL
REVISION	DATE	BY	CHKD										
A	11/12/17	JPL	JPL										
B	11/12/17	JPL	JPL										
<p><b>INFORMATION</b></p> <p><b>SYMMETRY PARK, KETTERING</b></p> <p><b>POTENTIAL A509 DUALLING SCHEME WITH SITE ACCESS</b></p> <p>Client: <b>db symmetry</b></p> <p>Client Reference: <b>pba peterbrett</b></p> <p>Project Reference: <b>30062/2008/007</b></p> <p>Scale: <b>1:1000</b></p> <p>Sheet: <b>B</b></p>													



**Notes**

Unit number size and location shown indicatively only. Proposed road alignment and the flood management Corridor are shown indicatively and subject to resolution at Reserved Matters Stage.

Total Floorspace (GIA)  
2,301,500sq.ft/213,816sq.m



Architect | Masterplanner  
**STEPHEN GEORGE  
& PARTNERS LLP**

178 London Road  
Leicester LE2 1HQ  
t 0116 247 0537 n 0116 254 1096  
www.stephengeorge.co.uk

Lettering  
Junction 9

Illustrative Masterplan

Drawing status:	Illustrative
CAO reference:	13-170-0001
Drawn:	MMS
Traced:	MMS
Date:	01/02/15
Scale:	1:20000 A1

Project no:	Dwg no:	Rev:
13-170	001	P11

FOR ILLUSTRATIVE PURPOSES ONLY

## PLACE SHAPING REQUIREMENTS

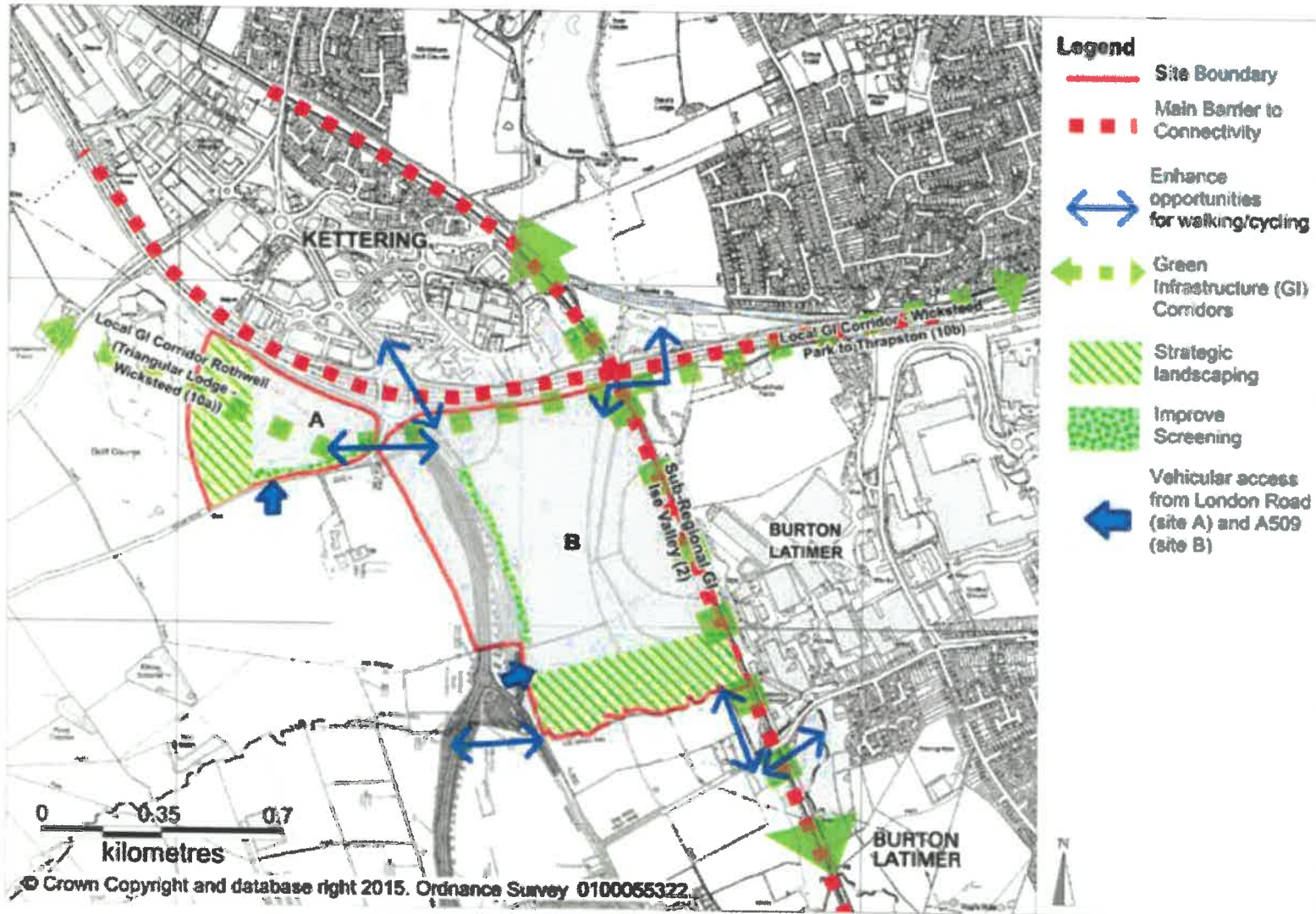


Figure 27: Kettering South Site

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**BOROUGH OF KETTERING**

<b>Committee</b>	<b>Full Planning Committee - 02/03/2021</b>	<b>Item No: 5.3</b>
<b>Report Originator</b>	<b>Louisa Johnson Development Officer</b>	<b>Application No: KET/2020/0885</b>
<b>Wards Affected</b>	<b>William Knibb</b>	
<b>Location</b>	<b>Jasper's Bar, Meeting Lane, Kettering</b>	
<b>Proposal</b>	<b>Full Application: Change of use from drinking establishment and 1 no. flat to 5 no. flats</b>	
<b>Applicant</b>	<b>Mr Caushaj</b>	

**1. PURPOSE OF REPORT**

- To describe the above proposals
- To identify and report on the issues arising from it
- To state a recommendation on the application

**2. RECOMMENDATION**

THE DEVELOPMENT CONTROL MANAGER RECOMMENDS that this application be APPROVED subject to the following Condition(s):-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended) and to prevent an accumulation of unimplemented planning permissions.

2. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details listed below.

REASON: In the interest of securing an appropriate form of development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match, in type, colour and texture, those on the existing building.

REASON: In the interests of visual amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

4. Works audible at the site boundary will not exceed the following times unless with the written permission of the Local Planning Authority or Environmental Health. Monday to Friday 08.00 to 18.00 hrs, Saturday 08.30 to 13.30 and at no time whatsoever on Sundays or Public/Bank Holidays. This includes deliveries to the site and any work undertaken by contractors and sub contractors.

REASON: In the interests of safeguarding residential amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

5. No development shall commence on site until a scheme for limiting the transmission of noise between individual units of accommodation has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved scheme and the scheme shall be completed before any of the units of accommodation are occupied.

REASON: Measures to limit the transition of noise are necessary prior to the commencement of development to protect the amenity of occupants of the proposed flats and adjacent residential properties and because the noise measures may need to be incorporated early in the construction in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

6. No development shall take place until a scheme and timetable detailing the provision of fire hydrants (where required), sprinkler systems and their associated infrastructure has been submitted to and approved in writing by the Local Planning Authority. The fire hydrants, sprinkler systems and associated infrastructure shall thereafter be provided in accordance with the approved scheme and timetable.

REASON: To ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

7. Prior to the first occupation of the development hereby approved, refuse storage and collection facilities shall be made available for use. The refuse storage area shall be in a separate room not connected to any habitable area. These facilities shall be retained at all times thereafter, unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interest of public health and safeguarding residential amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

8. Prior to the first occupation of the development hereby approved, cycle storage shall be made available for use as shown on the approved drawing. These facilities shall be retained at all times thereafter, unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interest of residential amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.



## **Officers Report for KET/2020/0885**

This application is reported for Committee decision because there are unresolved, material objections to the proposal.

### **3.0 Information**

#### **Relevant Planning History**

KET/2019/0251 - Conversion of club and 2 bedroomed flat into 8 no. flats with retention of 2 bedroomed flat – Withdrawn 06/06/2019

KET/2020/0074 - Conversion of ground and first floor club to 5 no. flats – Refused 31/07/2020

#### **Site Visit**

Officer's site inspection was carried out on 17 February 2020.

#### **Site Description**

The application site is Jasper's Bar on Meeting Lane (also known previously as the USF Club and Institute). The site sits on the west side of meeting lane and is a red brick building, comprised of three floors with the bar on the ground and first floors and a flat on the second floor.

The site sits opposite the Toller Chapel and behind properties on the High Street, the site falls within the Kettering Town Centre Conservation Area.

#### **Proposed Development**

The proposal is to convert the existing property to provide four flats with the flat on the second floor being retained, the proposal would include an internal bin store and cycle stores and some external amenity space.

The proposal is a resubmission of a previous scheme KET/2020/0074 which was for 6 no. flats, an existing two bed flat and 5 no. proposed flats – 3 no. one-bed flats and 2 no. two-bed flats. The proposed scheme reduces the number of flats to five, an existing two bed flat and 4 no. proposed flats – 1 no. one-bed flat and 3 no. two-bed flats.

#### **Any Constraints Affecting the Site**

Kettering Town Centre Conservation Area

#### **4.0 Consultation and Customer Impact**

##### **Neighbours**

One letter of objection has been received from the Toller Reunited Reformed Church on the following grounds:

- Meeting Lane is a single access road which has no turning areas meaning that vehicles have to reverse back up Meeting Lane and Jobs Yard. The proposal would increase traffic from deliveries etc making this situation worse.
- There is no parking for the flats and as such the risk of people using the disabled parking on Dalkeith Place or parking on double yellow lines is considerable. There are already parking problems in the area with people parking to visit shops and the proposal would worsen the situation.
- The increase in traffic from the development and potential parking issues would cause highway safety issues which would be detrimental to pedestrian safety.

##### **Highways**

The Local Highways Authority have no objection subject to the following:

The LPA should satisfy itself as regards car parking and servicing of the site.

The developer shall put in place systems to ensure that all operational vehicles arriving at or leaving the site are appropriately sealed or covered, to prevent any material spillage, wind blow and odour nuisance and be cleansed of debris. Any debris deposited on the adopted highway (maintainable at public expense) during construction is to be removed and the highway cleansed.

##### **Environmental Health**

No objection subject to conditions regarding: Working hours for construction, Protection from noise, Acoustic Separation and Refuse (flats).

#### **5.0 Planning Policy**

##### **National Planning Policy Framework 2019**

Policy 12: Achieving well designed places

Policy 16: Conserving and enhancing the historic environment

## **Development Plan Policies**

### **North Northamptonshire Joint Core Strategy**

Policy 1: Presumption in favour of Sustainable Development

Policy 2: Historic Environment

Policy 8: North Northamptonshire Place Shaping Principles

Policy 9: Sustainable Buildings

Policy 11: The Network of Urban and Rural Areas

Policy 22: Delivering Economic Prosperity

Policy 28: Housing Requirements

Policy 29: Distribution of New Homes

Policy 30: Housing Mix and Tenure

### **Saved Local Plan Policies**

Policy 35: Housing – Within Towns

### **Kettering Town Centre Area Action Plan 2011 (TCAAP)**

Policy 6: Residential

Policy 12: Heritage Conservation and Archaeology

## **6.0 Financial/Resource Implications**

None

## **7.0 Climate Change Implications**

Addressing climate change is one of the core land use planning principles which the National Planning Policy Framework expects to underpin both plan-making and decision-taking. The National Planning Policy Framework emphasises that responding to climate change is central to the economic, social and environmental dimensions of sustainable development. National planning policy and guidance is clear that effective spatial planning is an important part of a successful response to climate change as it can influence the emission of greenhouse gases. In doing so, local planning authorities should ensure that protecting the local environment is properly considered alongside the broader issues of protecting the global environment. The adopted Development Plan for Kettering Borough is consistent with and supports these national policy aims and objectives.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise. The development plan comprising the North Northamptonshire Joint Core Strategy, Local Plan and Kettering Town Centre Action Plan makes clear the importance of climate

change and seeks to create more sustainable places that are naturally resilient to future climate change. This will be further amplified by the emerging Site Specific Part 2 Local Plan once adopted which is being prepared within this context. Policies contained within the Part 2 Local Plan will help contribute towards a reduction in greenhouse gas emissions and will secure that the development and use of land contributes to the mitigation of, and adaption to, climate change.

## **8.0 Planning Considerations**

The key issues for consideration in this application are:-

1. Principle of Development
2. Impact on the character and appearance of the area
3. Amenity of future occupiers
4. Residential amenity
5. Highway Safety, Parking and Cycle Storage
6. Bin Storage

### 1. Principle of Development

The application seeks the conversion of an existing building currently in use as a bar into 1 no. one-bed flat and 3 no. two-bed flats. The application site is located within an established built up area of Kettering, which historically had a mix of commercial uses with some residential, but over the years more residential has been introduced.

Policy 8 of the adopted NNJCS (July 2016) seeks a high standard of design which respects and enhances the character and visual amenity of the surrounding area. The National Planning Policy Framework also recognises that good design is a key aspect of sustainable development and supports development which establishes a strong sense of place and responds to the local character, reflecting the identity of local surroundings and materials.

Policy 6 (Residential) of the TCAAP states that:

The focus for residential-led regeneration will be the New Residential Quarter where densities of between 40dph and 75dph will be appropriate – including the provision of family homes. Throughout the Plan Area higher densities may be acceptable, providing that proposals conform to other policies within this Plan.

It goes onto state that ‘Developments comprising solely of flats should be focused on sites where space is at a premium, where proposals involve the conversion of an existing building or where they form part of a vertical mix of uses. Provision of 1 bedroom flats (the least flexible option) will be limited.’

Subject to detailed consideration of the impact of the conversion, having an acceptable impact on the character and appearance of the area, residential amenity and parking, the development is considered acceptable in principle

## 2. Impact on the character and appearance of the area

Policy 2 of the NNJCS requires proposals to conserve and where possible, enhance the heritage significance and setting of an asset or a group of heritage assets in a manner commensurate to its significance.

Policy 12 of the TCAAP requires that new development will preserve or enhance the existing historic environment in terms of a number of criteria including buildings which form an integral part of the designated Kettering Conservation Area and their settings.

The site is located on Meeting Lane a narrow lane off Jobs Yard which comes out at the junction of the High Street and Gold Street. Meeting Lane has mix of commercial, residential and other uses including the Toller United Reformed Church.

Jasper’s Bar is a bar over the ground and first floor with a two bed flat on the second floor and the site has no external space currently.

The proposal would involve creating a small courtyard by demolishing an existing ground floor lobby, stores and stairs which are currently part of an extension to the main building. This would allow a small courtyard to be created which would provide flats 1 and 2 with their own small courtyard area.

The only other external changes would be to create some additional openings

–

### East Elevation

Putting in a double set of doors to the cycle store and a single door to flat 4 and removing two windows at ground floor level

Creating one new window at first floor level and changing one window into a blind window

### West Elevation

Creating two new doors at ground floor level for flats 1 and 2 to access the courtyard and three new windows

Creating two new windows at first floor level

The proposal would also remove the recessed area to the entrance to flat 1, provide security cameras at the entrances to the building and burglar alarms would be fitted within the flats. Doors and windows would meet Secure by Design standards.

These changes seek to address reason for refusal 3 of the previous scheme KET/2020/0074 relating to designing out crime.

The demolition of the rear extension is considered to be acceptable as this is a more modern addition to the building and is not visible from the public realm. The other proposed external changes are minor and would preserve the original character of the building as required by Policy 12 of the TCAAP, and as such it is considered that the proposal would have a neutral impact on the character and appearance of the conservation area.

Overall the proposal will have an acceptable impact on the character and appearance of the conservation area and accords with the relevant parts of Policies 12 and 16 (NPPF), Policies 2 and 8 (NNJCS) and Policy 12 (TCAAP).

### 3. Amenity of future occupiers

Policy 8 e(i) of the NNJCS requires that development does not result in an unacceptable impact on the amenities of neighbouring properties, by reason of noise, vibration, pollution, loss of light or overlooking.

The proposal is for 1 no. one-bed flat and 3 no. two-bed flats, the number of units has been reduced from the previous scheme KET/2020/0074 of 3 no. one-bed flats and 2 no two-bed flats, which has enabled an increase in the flat sizes.

The proposed flats comply with the requirements of the Technical Housing Standards – nationally described space standards, March 2015 which are a minimum of 39sqm for a one bed flat and a minimum of 61 sqm for a two bed flat:

Flat 1 (one bed) – 55sqm  
Flat 2 (two bed) – 62 sqm  
Flat 3 – (two bed) - 61sqm  
Flat 4 – (two bed) - 74sqm

The proposal provides private outdoor courtyards for flats 1 and 2 of approximately 32 sqm each. Flats 3 and 4 do not have any meaningful amenity space, however it is considered that in this town centre location this would be considered acceptable.

These changes seek to address reason for refusal 1 of the previous scheme KET/2020/0074 relating to overdevelopment, by reason of the number of units, insufficient amenity space, poor living conditions and amenities for future occupiers. By reducing the number of units, providing more two bed units and so increasing the size of the units, improving the layout of the building and providing external amenity space for some of the units.

The proposal would be acceptable in terms of the amenity of future occupiers and in accordance with policy 8 e(i) of the NNJCS.

#### 4. Amenity of Neighbouring Properties

Policy 8 of the NNJCS requires that development does not result in an unacceptable impact on the amenities of neighbouring properties, by reason of noise, vibration, pollution, loss of light or overlooking.

The site shares a boundary with 1 – 45 Jobs Court, a block of flats. Given that the proposed external changes would be minor it is considered that the proposal is unlikely to have a detrimental impact on the flats at Jobs Court. Furthermore, the replacement of a bar with a residential use is likely to result in less noise and disturbance in the evenings and during the night which is likely to be an improvement for residents of the flats. Therefore the proposal is likely to improve the existing situation for the flats at Jobs Court.

The site backs onto 68 - 70, 72 - 76 and 78 High Street, these properties are commercial / retail on the ground floor and some have residential uses on the upper floors. The site is separated from these properties by an area of green space, approximately 19m deep. It is considered that this separation distance is sufficient to protect both the site and properties on the High street from overlooking and as such the proposal is unlikely to have a detrimental impact on 68 - 70, 72 - 76 and 78 High Street.

The site is opposite the Toller Chapel and adjacent to the Toller Reunited Reformed Church. An objection has been received from the church on the grounds that the proposal would cause parking and highway safety issues, these are dealt with below. In terms of the impact on the church and its buildings, it is considered given the relatively minor external changes that the proposal is unlikely to have a detrimental impact on the Toller Reunited Reformed Church.

Therefore it is considered that there will be no unacceptable impact on the amenity of neighbouring residents through this proposal in accordance with policy 8 of the NNJCS.

#### 5. Highway Safety, Parking and Cycle Storage

The Local Highways Authority (LHA) has stated that they have no objection to the proposals.

##### *Cycle storage*

The applicant has shown a cycle store with space for nine cycle storage spaces, which is one space per bedroom (including the existing flat) on the proposed floorplans. Highways have confirmed they are satisfied with this provision and this can be secured by condition.

This seeks to address reason for refusal 2 of scheme KET/2020/0074 relating to minimal cycle storage, the proposal now meets the required cycle storage standard in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy and Section 12 National Planning Policy Framework.

##### *Parking spaces*

Policy 6 (Residential) of the TCAAP states that: Residential parking provision in the Plan Area will be determined in accordance with the Northamptonshire Place and Movement Guide (2009), or any subsequent adopted guidance, on a case by case basis. Low or zero parking residential developments may be acceptable on sites in close proximity to services, amenities and public transport where it can be demonstrated that sustainable travel alternatives (walking, cycling and public transport) are accessible and are integrated into travel plans.

The site has no on-site parking and it is considered that it is unlikely that there will be any nearby on-street parking due to the location of the site in the town centre. It is considered that it would be unreasonable to require the applicant to submit a parking beat survey given this.

Furthermore, it is considered that the site's town centre location is such it is in close proximity to services, amenities and public transport and sustainable travel alternatives (walking, cycling and public transport) are accessible to occupants as required by Policy 6 of the TCAAP.

Therefore it is considered that zero parking can be justified in this case in accordance with the requirements of Policy 6 of the TCAAP.



An objection was received on the grounds that the lack of parking would result in residents parking illegally in other areas, however this is not a planning matter and would be for the relevant parking enforcement authority to deal with.

#### *Highway safety*

An objection was received on the grounds that the development would result in an increase in traffic and result in potential parking issues which would cause highway safety issues which would be detrimental to pedestrian safety. That Meeting Lane is a single carriageway road with no turning space which result in vehicles reversing back onto the main road and is dangerous for pedestrians.

Whilst it is acknowledged this may be an existing problem, the site is currently in use as a bar which also hosts events on a regular basis. As such Jaspar's bar has regular deliveries and has customers arriving and leaving by taxi, bus and on foot daily and in large numbers. In addition, there are already 45 flats and the church as well as several businesses using Meeting Lane.

The Highway Authority has not raised concerns that the proposed development would cause highways safety issues and as such it is considered unlikely that the addition of four flats would significantly worsen this existing situation to such an extent that it would make the scheme unacceptable. Indeed, the proposal may improve the existing situation by reducing the number of deliveries and people going to and from the site.

#### *Fire Risk / Safety*

The applicant has stated in their Design and Access Statement that they propose to install a Sprinkler system at the development to address restricted access by fire tenders.

The Northamptonshire Fire and Rescue service require vehicle access for a pump appliance to within 45m of all points within the dwelling house/s, this includes the furthest / highest point of the top flat.

The Northamptonshire Fire and Rescue service require accesses to be a minimum of 3.7m wide for its whole length to accommodate a fire appliance and such accesses to accommodate a fire appliance with a 15 Ton axle loading with appropriate turning space. Where this cannot be met, the Fire and Rescue service recommends that a sprinkler or suppression system is installed.

Meeting Lane can either be accessed via Jobs Court or Gold Street / High Street and there is an existing pinch point. As such it is considered that a condition requiring the provision of a sprinkler or fire suppression system and fire hydrant would be appropriate in this case.

Therefore it is considered that subject to conditions regarding a fire hydrant and sprinkler / fire suppression system and cycle storage the proposal is acceptable in terms of cycle storage, parking and highway safety in accordance with policy 8 of the NNJCS.

#### 6. Bin Storage

The proposal includes an internal bin store with space for two 1100 litre bins and doors opening out onto the street for easy access for refuse collectors, the details of which can be secured by condition.

Therefore subject to an appropriate condition, the proposal is acceptable in terms of bin storage in accordance with policy 8 of the NNJCS.

#### Conclusion

The proposal is acceptable in principle and in terms of its impact on the character and appearance of the area, residential amenity, highway safety, parking and bin storage. Subject to conditions the proposed development is acceptable and recommended for approval.

#### **Background Papers**

Title of Document:

Date:

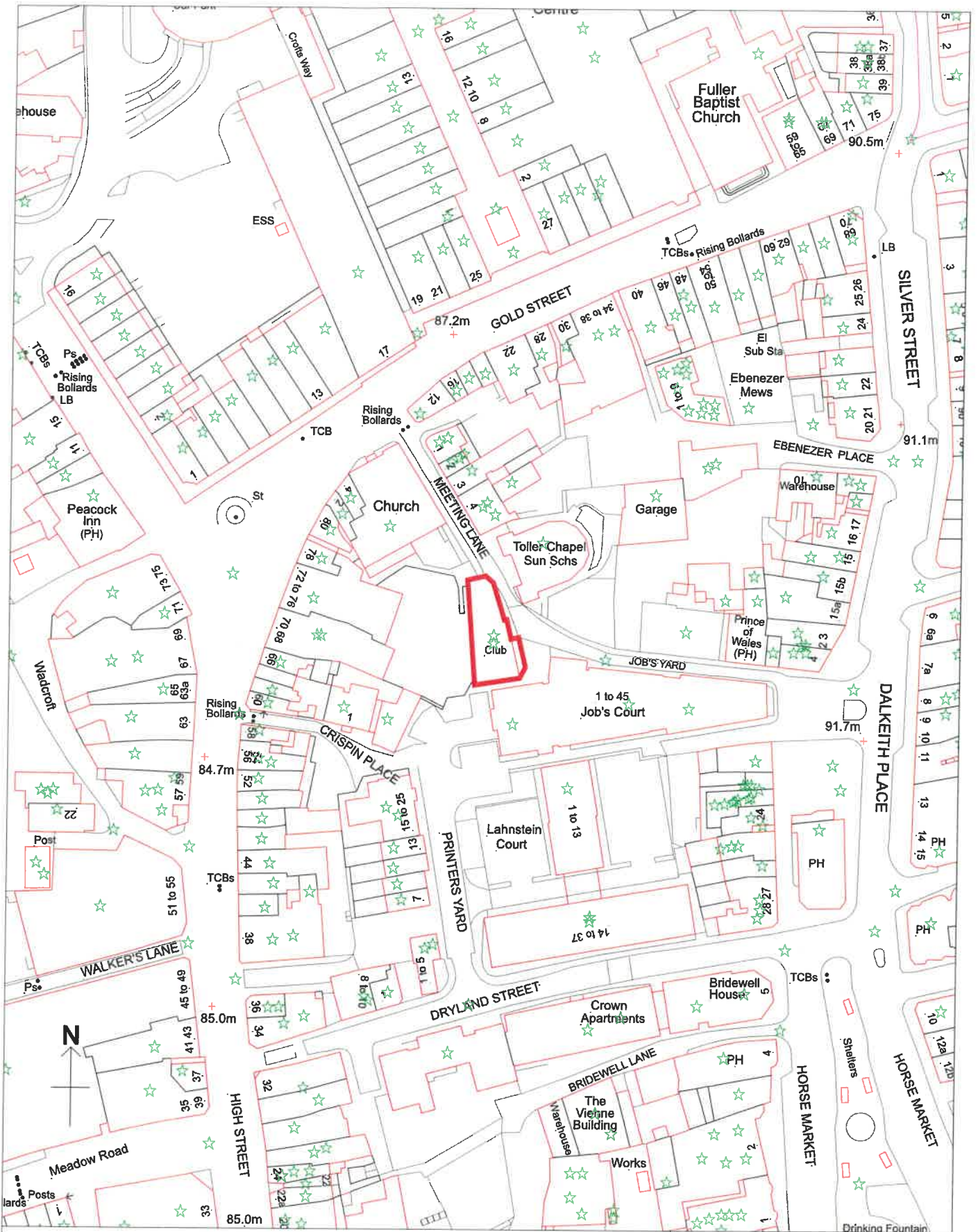
Contact Officer:

Louisa Johnson, Development Officer on 01536 534316

#### **Previous Reports/Minutes**

Ref:

Date:



Title: Jasper's Bar, Meeting Lane

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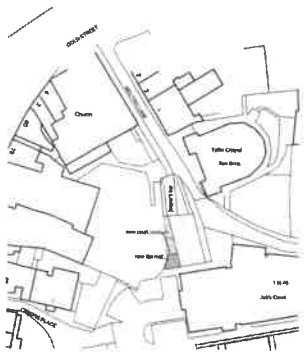
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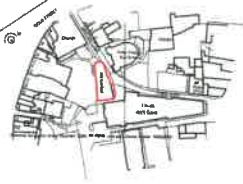
**Kettering**  
Borough Council



4 Site Block Plan - Proposed  
1: 100



10 North Elevation - Existing & Proposed  
1: 100



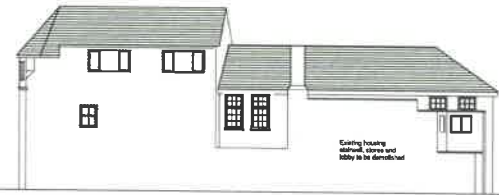
13 Location Map  
1: 100



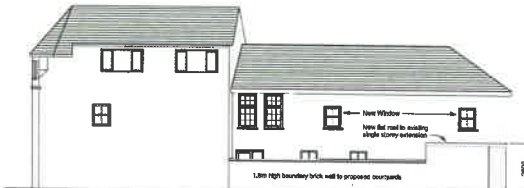
7 East Elevation - Existing  
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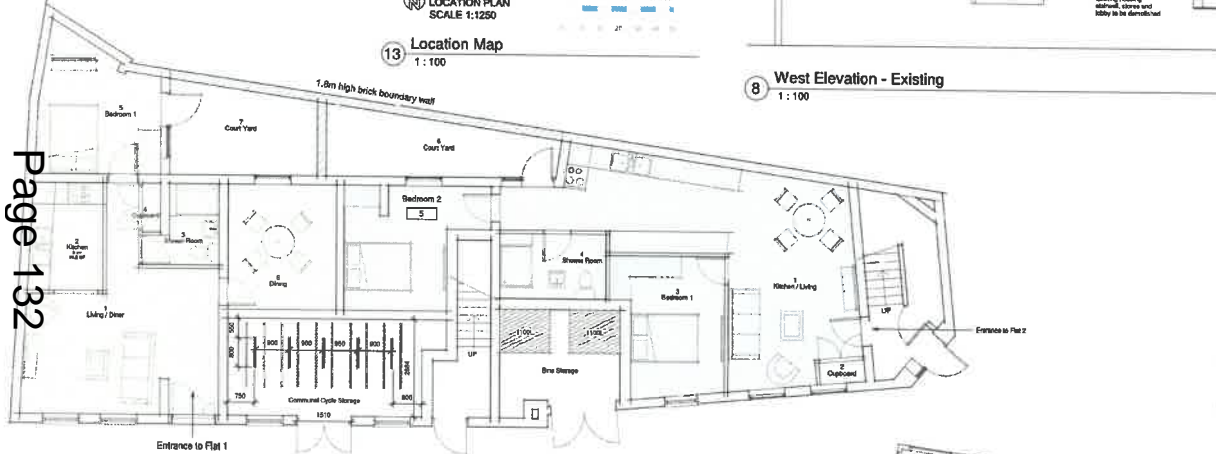
6 East Elevation - Proposed  
1: 100



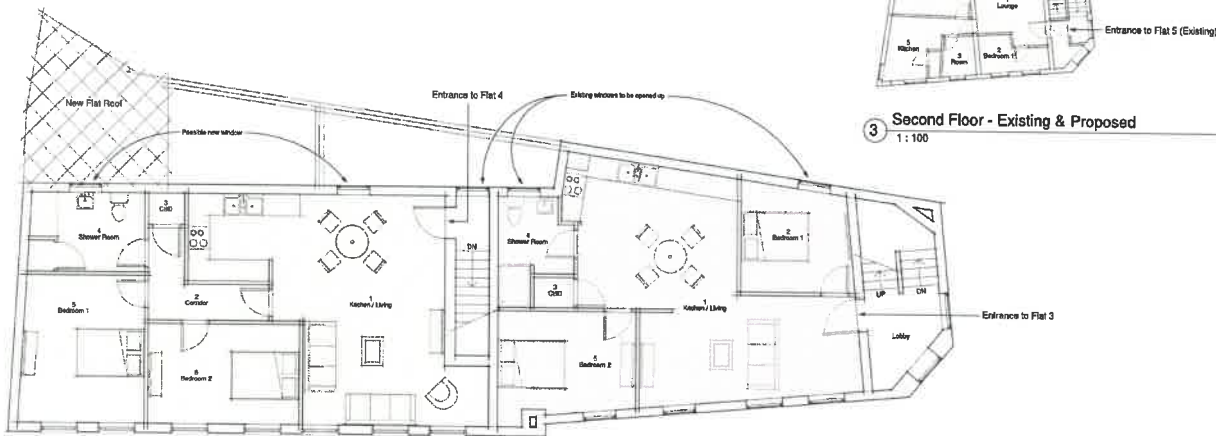
8 West Elevation - Existing  
1: 100



9 West Elevation - Proposed  
1: 100

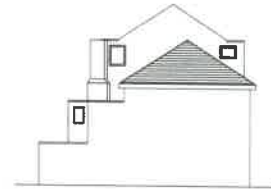


1 Ground Floor - Proposed  
1: 50

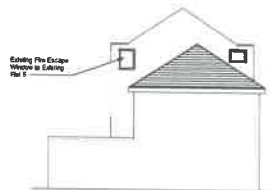


3 Second Floor - Existing & Proposed  
1: 100

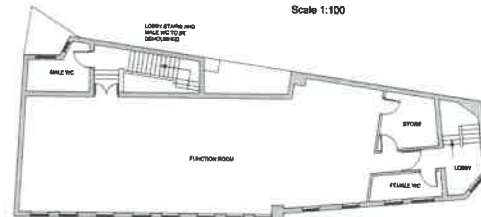
2 First Floor - Proposed  
1: 50



11 South Elevation - Existing  
1: 100

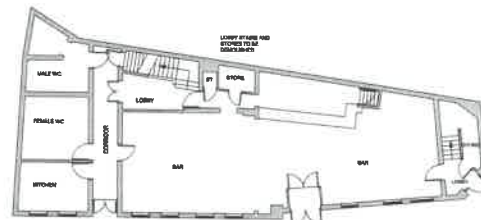


12 South Elevation - Proposed  
1: 100



FIRST FLOOR EXISTING  
Scale 1:100

First Floor - Existing. Scale: 1:100



GROUND FLOOR EXISTING  
Scale 1:100

Ground Floor - Existing. Scale: 1:100  
MEETING LANE

NOTES  
All dimensions are taken to structure UNO.  
This drawing shall not be in any way used or reproduced without the Designer's prior consent. All dimensions are to be checked on site prior to commencing any work. Any discrepancies are to be reported to the Agent / Designer.

The main contractor is to check all dimensions shown on drawings against actual dimensions measured on site, and is to work to suit site dimensions. The client is to be informed of any deviation from the drawings and permission is to be obtained for this prior to construction.

All new work to be in accordance with The current Building Regulations, relevant British Standards, Codes of Practice, manufacturers recommendations and with good building practice. All work also to the satisfaction of The Local Authority Directors of Planning and Engineering.

All electrical work to be installed by a competent registered installer eligible to complete BS 7871 Certificates, or installers who are members of a Competent Person Scheme'

Flat 1 - 1 Bed 2 Person - 55m <sup>2</sup>
Flat 2 - 2 Bed 3 Person - 62m <sup>2</sup>
Flat 3 - 2 Bed 3 Person - 61m <sup>2</sup>
Flat 4 - 2 Bed 4 Person - 74m <sup>2</sup>

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PROJECT  
Full application for planning permission for the change of use of a drinking establishment to 4 no flats at Jasper's Bar, Meeting Lane, Kettering, Northamptonshire NN16 0BL.

TITLE  
Existing and Proposed arrangements, Site Block Plan, Location Map

CLIENT  
Mr. Granit Caushaj

DRAWN BY  
V.Legah

CHECKED BY  
H.Hothi

DATE  
01/02/2021  
10:10:40

SCALE ( @A0 )  
As indicated

PROJECT NUMBER  
44197

DRAWING NUMBER  
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2

Page 132

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