

Full Planning Committee - 23 July 2014

Agenda Update

5.1 **KET/2013/0661**

A14 Junction 10 (land adj A6), Burton Latimer

Highways Agency

The HA Holding objection is removed and the recommendation updated. A further condition is proposed:

The development hereby approved shall not be occupied until the A14 Junction 10 improvements as shown on TH:DA Consulting drawings 10-0495/ 102 and 10-0495/ 103 are complete and open to traffic or in accordance with an alternative scheme which shall first be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved plans.

REASON: To ensure that the A14 trunk road continues to serve its purpose as part of a national system of routes for through traffic in accordance with Section 10(2) of the Highways Act 1980 by minimising disruption on the trunk road resulting from traffic entering and emerging from the application site, and in the interests of road safety, efficiency, sustainability, and amenity in accordance with the National Planning Policy Framework (NPPF) and Policy 13 of the CSS.

NCC Highways - 15th July 2014

There will be a requirement for a contribution of £25,000 for improvements to Kettering Road/Station Road mini roundabout.

Officer Response

Applicants have included this contribution in a draft of the section 106.

Barton Parish Council - 13th July 2014

No objections.

English Heritage - 23rd July 2014

English Heritage has commented that the proposals have the potential to impact on the significance of designated heritage assets through development within their setting.

The inter-relationships between the agricultural landscape as the setting, the significance of the listed buildings at Burton Latimer Hall, and the village settlement of Burton Latimer with its Conservation Area and Listed buildings has not been fully explored.

The Landscape and Visual Impact Assessment does not provide sufficient information to assess the potential impacts of the development on designated heritage assets. There are no photomontages of how the development will appear and it is questionable whether the proposed landscaping will provide year round mitigation or from external obtrusive lighting from the development.

The EIA fails to completely consider the cumulative impacts of the development on historic assets, especially Burton Latimer Hall which will be surrounded by modern development out of keeping with the character and appearance of its setting and historic significance. A proper assessment of cumulative harm is required.

Insufficient information has been received from the applicant relating to the significance of heritage assets and the potential impacts of the proposals to approve this application in accordance with relevant policies and legislation.

Officer Response

Based on these comments, the recommendation has been updated, requiring further information to be submitted. The recommendation will be:

It is recommended to APPROVE the application subject to no further significant planning matters being raised by third parties between the date of the Committee and 31st July 2014, which are not already addressed in the Committee Report or which have not been previously raised by third parties and provided the applicant submits further information to address the matters raised by English Heritage. Then subject to a S.106 legal agreement covering the matters set out in the report the application is APPROVED and delegated to the Head of Development Services to finalise the S.106 and the planning permission, subject to the following conditions:-

Third Party Comments

A further letter has been received on behalf of the farmer who currently holds an agricultural tenancy relating to the land. The agent working on behalf of the tenant believes that he would need to be a signatory to the s.106. The tenant's agent states that the loss of farm would result in a gross loss of income of between £35,000-£40,000 per annum, which should be attributed significant weight. The agent states that there have been no meetings or discussions with the applicants agents to date and a deferral is requested.

Officer Response

The materiality of this is discussed in section 7.10 of the Committee report. The draft s.106 does not include the tenant as a party to the legal agreement. The applicants have confirmed that discussions with the tenant farmer are ongoing and an alternative land offer has been made.

5.2 **KET/2014/0255**

East Kettering Development - Parcel PS4, Cranford Road (land off),
Barton Seagrave

The Environment Agency has withdrawn their objection subject to a condition.

Revised Recommendation:

THE HEAD OF DEVELOPMENT SERVICES RECOMMENDS that this application be APPROVED, subject to a S.106 OBLIGATION being entered into, resolution of other legal matters and the conditions set out in the committee report and an additional condition from the Environment Agency, with any minor changes to conditions being delegated to the Head of Development Services.

5.3 **KET/2014/0357**

East Kettering Development Warkton Lane (land off), Barton Seagrave

The committee report incorrectly states that Alledge Brook are the applicant. The applicant is BDW Trading Ltd.

Additional consultee responses received.

National Planning Casework Unit: No comments.

Borough Council of Wellingborough: No objection subject to adequate and appropriate use of planning conditions and obligations to mitigate any issues.

Highways Agency: No objection subject to conditions.