**BOROUGH OF KETTERING**

**EAST KETTERING LIAISON FORUM**

**MEETING HELD: 3th December 2015**

**Present :** Councillor Lloyd Bunday (Chair)

Councillors Linda Adam Duncan Bain, Ruth Groome Anne Lee, Shirley Lynch, Eileen Hales MBE, Phillip Hollobone, Clark Mitchell, Jonathan West, Cllr Toni Wilkin (Weekley PC) and Dr Tom Kelly (CPRE), Cayti Bilski (Churches Together)

**Also Present:** Eleven members of the public.

**KBC Officers:** Martin Hammond, Rob Harbour, Adrian Arnold, Ruth James, Alan Davies and Nicola Thompson

David Pope (Committee Administrator)

**NCC Officers:** Richard Hall (NCC Highways)

**Developers:** Alan Wordie (Hanwood Park), Oliver Thompson (Persimmon), Chris Leeson (Taylor Wimpey), Sally Adlen (Hallam Land Management)

**Anglian Water Officer:**

**Members of the Press:** None

**Apologies:** Cllr Russell Roberts (KBC), Cllrs Christopher Groome and Jim Harker (NCC), Cllr Reg Barby (Barton Seagrave PC), Cllr Victoria Lamb (Warkton PC), Stephen Pickard (Cranford PC), Kay Ringwood (NCC) and Derek Sleigh, Andy Lord (Persimmon), Martin Wright (David Wilson Homes)

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| REF | Item/Issue | Response/Action | Responsibility | Timescale |
| **15.EKLF.08** | **NOTES OF MEETING HELD ON 18TH JUNE 2015**  The notes of the last meeting held on 24th June 2015 were agreed by the members of the forum as a true record of the meeting. |  |  |  |
| **15.EKLF.09** | **ACTIONS ARISING FROM THE NOTES OF THE LAST MEETING**  15.EKLF.05 – Further to Cranford PC’s request for involvement in the working group relating to technical works for Jct10A, the matter has been raised with Highways England. Highways England would bear Cranford PC in mind whilst technical work was undertaken. Traffic calming measures would help Cranford Road once work commenced on the ground. |  |  |  |
| **15.EKLF.10** | **The Timeline for Delivery, Action Plan and Infrastructure Updates were given verbally and in a presentation to the Forum as follows:**   |  |  | | --- | --- | | Taylor Wimpey & Persimmon | Application KET/2013/0314 approved and decision issued for 167 homes. 3 pre-commencement condition required discharge. Aim to commence in May 2016 subject to resolution on S73 under consideration to vary conditions 18 & 19. Persimmon Parcels R23 and R26, application submitted to Committee on 8th Dec to amend integral garage dimensions affecting 32 of 332 dwellings. S106 almost in final form. | | David Wilson and Barratt Site | Parcels R7, R9 and R10 – Application KET/2013/0213 approved and decision issued for 325 homes. 9 pre-commencement conditions required discharge. Access would be via roundabout constructed at the top of Deeble Road/Warkton Lane (Access D) | | Access D – Warkton Lane/Deeble Road | Highways works should commence Jan/Feb 2016 | | Access E – Barton Road/Warkton Lane | Traffic lights due to commence Spring 2016 | | Access F - Into site from J10 A14 | To commence January 2016 | | Woodlands Avenue | Likely to commence Jan 2016 | | Wicksteed Park/ Barton Road /Windmill Avenue Junction | Design details in development | | Junction of Windmill Avenue and Deeble Road (Little C) | To commence April 2016 | | Junction of Barton Road and Woodlands Avenue | To commence January 2016 | | Hayfield Cross CofE School | Opened September 2015, currently has 24 pupils. Approved temporary access in use. Community use area available for use. | | Proposed Names | Hanwood Park Avenue & Hayfield Crescent | | Major Infrastructure | Strategic drainage – foul water sewers and drainage January 2016  to January 2017 | | Jct 10A/A14 Business Case | Ongoing technical work. Consultation stage yet to be fixed. | | Health Provision | Set of preferred options in production to provide a business case as failed in bid for NHS England Healthy New Towns | |  |  |  |
|  | **Planning Applications**  An update was given on planning applications:  Parcel R 19 (167 dwellings and associated works) – Section 106 was in the final stages. S73 under consideration to vary Conditions 18 and 19  Parcels R23 and R24 (332 dwellings) – Section 106 has been drafted.  Parcels R7, R9 and R10 (325 homes) – Planning application approved. Revised reserved matters application submitted. Application for a small area within Parcel 10 for 22 dwellings to go to Committee |  |  |  |
| **15.EKLF.11** | **QUESTIONS**  Q Residents would like to understand why the Council were looking to seek approval for garages built below NCC Highways standards.  Q What was the difference between NCC recommended garage dimensions and the revised Persimmon dimensions?  Q. Are houses at north of site fronting Cranford Road of similar characteristic to existing houses on Cranford Road?  Q. Was Hayfield Cross C of E Primary School still operating from temporary utilities? | A. NCC supplies Local Planning Authorities with an internal advice document containing minimum size requirements, which the proposed dimensions of Persimmon’s integral garages did not meet. This was a guidance document and was not backed by policy. Garage sizes would be incorporated into NCC policy, and a consultation was underway in this regard. Garages could still be parked in, but were below desired minimum standards. Each affected unit would have two on-plot parking spaces provided.  A. Minimum guidance was 3.2mx6m, Persimmon’ revised dimensions would be 2.7mx6m. These dimensions would still allow for the entrance of a car and the opening of the car door once inside the garage.   1. The properties in question would not be exact matches, but would draw from existing features and adapt that to meet the design code.   A. The primary school would continue to operate from temporary utilities until the road was constructed in late 2016. |  |  |
| **15.EKLF.12** | **ITEMS FOR NEXT MEETING**  No items were submitted. |  |  |  |
| **15.EKLF.13** | **DATE OF NEXT MEETING**  18th February 2016 |  |  |  |

*(The meeting started at 6.00pm and ended at 7.20pm)*

Signed …………………………………………………………………………………………………

Chair

DJP