

BOROUGH OF KETTERING

PLANNING POLICY COMMITTEE

Meeting held: 22nd January 2019

Present: Councillor Mike Tebbutt (Chair)
Councillors Michael Brown, Ash Davies, June Derbyshire
and Ian Jelley

18.PP.18 **APOLOGIES**

Apologies for absence were received from Councillors Duncan Bain, Cedwien Brown, Ruth Groome and Jan Smith.

It was noted that Councillor Michael Brown was acting as a substitute for Councillor Ruth Groome.

18.PP.19 **DECLARATIONS OF INTEREST**

Councillor Mike Tebbutt declared a personal interest in Item 6 as a resident of Desborough. Councillors Michael Brown and Ash Davies declared personal interests in Item 6 as residents of Kettering.

18.PP.20 **MINUTES**

RESOLVED that the minutes of the meeting of the Committee held on 28th November 2018 be approved and signed as a correct record.

18.PP.21 **MATTERS OF URGENCY**

None.

18.PP.22 **SITE SPECIFIC PART 2 LOCAL PLAN – DRAFT PLAN CONSULTATION**

A report was submitted which informed Members of the responses to the Site Specific Part 2 Local Plan – Draft Plan consultation and which sought endorsement of officer responses set out in the comments schedule and summary sheets. The report also sought agreement for the next steps outlined in the

summary sheets for officers to advance in the production of the Pre-submission Plan.

At its meeting held on 28th November 2018 the Committee endorsed officer comments and agreed the next steps in relation to the Spatial Portrait, Vision and Outcomes, with the second part covering some topic-based policies.

The report under consideration considered the following sections:-

- Kettering and Barton Seagrave
- Burton Latimer
- Desborough
- Rothwell
- Rural area (with the exception of Stoke Albany)

It was noted that The Natural Environment and Heritage and Stoke Albany village chapters would be presented to the Committee for consideration at the meeting of the Committee to be held on 26th February 2019.

Comments made during the debate are summarised below:-

Kettering and Barton Seagrave (Appendices 1a and 2a)

- The need to work with Sport England, Kettering Town Football Club, and other clubs/organisations in relation to provision of sports facilities for community use was stressed
- A request was made for the site west of Wicksteed Park to be reassessed against criteria as some concern had been expressed about the loss of green space

Having heard a summary of officer comments for this section, the next steps were noted and agreed.

(Voting: For 4; Against 1)

Burton Latimer (Appendix 1b)

Having heard a summary of officer comments for this section, the next steps were noted and unanimously agreed.

Desborough (Appendix 1c)

- In answer to a question relating to developer contributions in relation to town centre regeneration, it was noted that the chapter set out environmental improvements which could

attract developer contributions and sites identified through the plan would contribute to the 5-year land supply.

- The planning permission for Desborough South provided for enhancement of green space in the area and Desborough North was for 700 houses. Area D1 for employment land made sense as it was in an area of existing employment and would continue to provide opportunities for employers to relocate to the area, thus freeing up space in the town.

Having heard a summary of officer comments for this section, the next steps were noted and unanimously agreed.

Rothwell (Appendix 1d)

- Rothwell North is allocated in the Joint Core Strategy. There is a requirement in the JCS policy for a strategic link road within the site. The timing of delivery of the link road is being dealt with through the planning application process.
- Any comments made would be responded to, added onto the consultation system and made live, so that people could see the responses.
- There should be consistency in the colours used on the maps in relation to Desborough and Rothwell. Desborough North should be shown in the same way Rothwell North is.

Having heard a summary of officer comments for this section, the next steps were noted and unanimously agreed.

Members then debated the Rural Area and comments made on individual villages are summarised below:-

Ashley (Appendix 1f)

Councillor Stephen Castens, Chair of Ashley Parish Council, addressed the Committee under the Council's Right to Speak Policy. A suggested correction to the number of consultation responses in the report was accepted and the report amended accordingly. This being:

Total number of Objections	- 15
Total number of Support	<u> </u> - 49

Councillor Castens put forward a suggestion to review a potential expansion to the conservation area in Ashley, which was originally created in 1977. This would not prevent development, but would ensure it was carried out in a more sympathetic manner.

The Committee noted that work in relation to a review of the Conservation Area could be carried out in parallel with work on the Site Specific Part 2 Local Plan and did not prejudice progress. Consideration would be given to this request in the light of officer resources.

Debate was held on the potential to work in partnership with other local authority areas on a cycleway which had been the subject of a study by Northamptonshire County Council, effectively forming a cycle route around the whole North Northants area. It was thought to be the largest cycle route in the UK.

It was **Agreed** that the subject of this cycleway should be brought to the attention of any new unitary authority for debate, as it could be a huge asset for the area.

Braybrooke (Appendix 1g)

The first bullet point of the Next Steps was amended to read “*Amend criteria (c) of policy BRA02*”

Broughton (Appendix 1h)

It was noted that the Neighbourhood Plan would be referred to in the site specific plan, although the detail of how this would appear in the plan had not yet been decided.

Geddington (Appendix 1j)

There was potential to re-assess the car park at The White Hart Public House in terms of its allocation as Local Green Space.

Mawsley (Appendix 1n)

Although there was a feeling that Mawsley had become over-developed, it was noted that there was no potential in Mawsley for windfall sites, as in other villages.

Pytchley (Appendix 1p)

It was **Agreed** to investigate a recent development taking place south of Dairy Farm with a view to amending the settlement boundary.

Wilbarston (Appendix 1s)

Concern was expressed about the length of a new pathway between Stoke Albany and Wilbarston and it was **Agreed** that

the distance should be established. A new pathway could, however, bring benefits if links between villages could be strengthened.

Rural Area

Reference should be added in relation to the cycleway bordering the North Northants area and the benefits this could bring to the rural area. Additionally, the potential to bring in areas other than Weston-by-Welland and Ashley should be explored.

The next steps were noted and agreed by the Committee.

RESOLVED that:-

- (i) the comments received during the Site Specific Part 2 Local Plan – Draft Plan consultation be noted and the Officer responses to those be endorsed; and
- (ii) the approach proposed as Next Steps set out in the summary sheets for officers to advance in the production of a Pre-submission Plan be agreed.

(Councillor Mike Brown left the meeting at 8.20 pm)

18.PP.23 **KETTERING BOROUGH SURFACE WATER MANAGEMENT PLAN**

A report was submitted which updated Members on the contents of the Kettering Borough Surface Water Management Plan and sought agreement for the document's inclusion as part of the evidence base for the Borough's plan-making and in decision-making.

RESOLVED that the contents of the Surface Water Management Plan be accepted in providing evidence for future decision-making on Development Plan documents.

18.PP.24 **KETTERING BOROUGH EMPLOYMENT LAND REVIEW**

A report was submitted which updated Members on the contents of the Kettering Borough Employment Land Review, and sought agreement for the document's inclusion as part of the evidence base for the Borough's plan-making.

It was noted that the background document would help guide the allocation of sites for employment through the Site Specific Part 2 Local Plan (SSP2).

Discussion was held on the viability of land south of Rothwell and the need to identify more employment land in the future. It was noted that employers tended to cluster in specific areas because there was a potential for conflict with residents resulting from perceived loss of amenity.

RESOLVED that the contents of the Kettering Borough Employment Land Review be accepted in providing evidence for future decision-making on Development Plan documents.

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

Signed
Chair

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