

**BOROUGH OF KETTERING**

**PLANNING POLICY COMMITTEE**

**Meeting held: 5<sup>th</sup> June 2019**

**Present:** Councillor Mike Tebbutt (Chair)  
Councillors Linda Adams, Duncan Bain, Cedwien Brown, Ash  
Davies, June Derbyshire, Ruth Groome, Mark Rowley and Jan  
Smith.

**19.PP.01 APOLOGIES**

Apologies for absence were received from Councillor Ian Jelley. It was noted that Councillor Mark Rowley was acting as a substitute.

**19.PP.02 DECLARATIONS OF INTEREST**

None.

**19.PP.03 MINUTES**

**RESOLVED**

that the minutes of the meeting of the Committee held on 26<sup>th</sup> February 2019 be approved and signed as a correct record.

**19.PP.04 MATTERS OF URGENCY**

None.

**19.PP.05 NEIGHBOURHOOD PLAN – GRAFTON UNDERWOOD**

Members were advised that an application had been received for a further Neighbourhood Plan Area designation in respect of Grafton Underwood, which represented the eighth neighbourhood plan area in the Borough.

**19.PP.06 SITE SPECIFIC PART 2 LOCAL PLAN – DRAFT PLAN CONSULTATION: STOKE ALBANY**

A report was submitted which sought to agree “next steps” in progressing planning policies for Stoke Albany, as a part of the Site Specific Part 2 Local Plan.

Mr Dan Hatcher, Planning Director at Rosconn Strategic Land, addressed the meeting under the Council’s Right to Speak Policy and commended the site at Harborough Road to the committee for allocation, outlining the site specific considerations in favour of the site.

Councillor David Benson of Stoke Albany Parish Council thanked the Council for the time and effort of both members and officers in arranging the visits to the village, which had been welcomed by the Parish Council and residents.

Members noted that two site visits had been held on 11<sup>th</sup> and 30<sup>th</sup> April. Additionally, some members had visited the village independently. The key comments made through the consultation were then summarised.

Four options were considered by the committee as follows:-

- No housing allocations
- Allocate Harborough Road site only
- Allocate Stoke Farm site only
- Allocate both Harborough Road and Stoke Farm sites

During debate, thanks were extended to the Development Manager for the site visit. Members commended the work undertaken in building a good partnership with the Parish Council and villagers and it was suggested that this approach be adopted in future. It was felt that the recommendation represented a good compromise, with the inclusion of allotments and open space for the village. The recommended site also considered the need for affordable housing and supported the primary school at Wilbarston, which future-proofed the village for successive generations.

**RESOLVED** that:-

- (i) the comments received during the Site Specific Part 2 Local Plan – Draft Plan consultation, be noted and the Officer responses to these endorsed: and
- (ii) the approach proposed as Next Steps set out in the summary sheets, including the allocation of land at Harborough Road for housing, be agreed for officers to advance in the production of a Pre-submission Plan.

A report was submitted which informed members of the numbers of housing completions in Kettering Borough for the period 2018/19.

It was noted that the Council had exceeded the annual target, achieving 644 completions during the period 1<sup>st</sup> April 2018 to 31<sup>st</sup> March 2019, with an annual average requirement of 520 dwellings per annum as contained in the Joint Core Strategy. The cumulative shortfall was at its smallest since the start of the plan delivery. It was noted that the 5% buffer was considered appropriate when calculating Five Year Housing Land Supply, and ensured choice and competition in the market.

135 affordable homes had been completed, which was slightly lower than in previous years. However this still represented a good proportion of the total housing coming forward.

During discussion members expressed some concern at the lower numbers of affordable housing, and sought assurance that this would be monitored, together with the major problem of rising homelessness.

**RESOLVED** that the content of the report be noted.

*(The meeting started at 6.30 pm and ended at 7.00 pm)*

Signed .....  
Chair

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