

Minutes of a meeting of the Area Planning Committee Kettering

At 7.00 pm on Tuesday 19th July, 2022 in the Council Chamber, Municipal Offices, Bowling Green Road, Kettering, NN15 7QX

Present:-

Members

Councillor Mark Rowley (Chair)
Councillor Robin Carter
Councillor Dez Dell
Councillor Emily Fedorowycz

Councillor Cedwien Brown
Councillor Joseph John Smyth
Councillor Kevin Thurland

Officers

Louise Holland Development Services
Richard Marlow Development Services
Simon Aley Legal Representative
Callum Galluzzo Democratic Services

11 Apologies for non-attendance

Apologies for absence were received from Councillors Elliot Prentice and Ian Jelley.

It was noted that Councillor Paul Marks was acting as a substitute for Councillor Elliot Prentice.

12 Members' Declarations of Interests

Councillor Mark Rowley declared an interest on item 4.1 as Geddington and also as a member of the Geddington Parish Council.

13 Minutes of the meeting held on 15th June 2022

RESOLVED that the minutes of the meeting of the Area Planning Committee (Kettering) held on 15th June 2022 be approved as a correct record.

14 Applications for planning permission, listed building consent and appeal information*

The Committee considered the following applications for planning permission, which were set out in the Development Control's Reports and supplemented verbally and in writing at the meeting. Four speakers attended the meeting and spoke on applications in accordance with the Right to Speak Policy.

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:-.

<u>Proposed Development</u>	<u>Decision</u>
<p>*4.1 Full Planning Permission: 20 dwellings and all other associated infrastructure including access, drainage and public open space at Stamford Road (land off), Geddington for Ms H Guy Larkfleet Homes</p> <p>Application No: KET/2020/0369</p> <p><u>Speaker:</u></p> <p>John Temple attended the meeting and addressed the committee as a third party objector to the proposed development stating that the application would have a detrimental impact on the water/flood drainage and would lead to extensive flood issues as demonstrated by local flooding in 2020. Mr Temple also raised concerns regarding pedestrian safety, local businesses that back onto the application site and ecological concerns.</p> <p>Cllr Nick Batchelor attended the meeting and addressed the committee as a representative for Geddington Parish Council. Cllr Batchelor stated that there was a severe lack of amenities within the village and that local schools were already at capacity. Flood concerns were also raised due to the nature of the application site.</p> <p>Cllr Lloyd Bunday attended the meeting and addressed the committee as the ward councillor for the proposed development stating that there were several reasons contained within the report as to why the application should be refused due to serious flood concerns, road safety and due to the application site being outside the settlement boundary.</p> <p>Alasdair Thorne attended the meeting and addressed the committee as the agent on behalf of the application stating</p>	<p>Members received a report about a proposal for which full planning permission was being sought for the construction of 20 dwellings and all other associated infrastructure including access, drainage and public open space.</p> <p>The Planning Officer addressed the committee and provided an update which stated the Agent had submitted an email regarding Minerals Safeguarding site. "The site is located within a Mineral Safeguarding Area covered by Policy 28 of the adopted Northamptonshire Minerals and Waste Local Plan. However, the site is located adjacent to existing residential uses and covers an area of 0.7ha. The extraction of minerals at the site is not considered economically viable or practicable given the limited size of the area and the adjacent residential uses near to the site boundary.</p> <p>It was noted by members that the Minerals and Waste Officer were happy the policy was complied with.</p> <p>Members raised questions regarding local amenities within the areas and noted that the closest shopping amenity was located in a neighbouring town. Questions were also raised regarding flooding concerns and the mitigation of further risk to neighbouring properties.</p> <p>Members also raised concerns regarding the lack of ecological mitigation within the application and also raised concerns regarding the lack of sustainable education to the oversubscription of local schools which would result in further onwards travel to amenities.</p> <p>It was noted by members that the proposed</p>

that there was a widely recognised need for affordable housing and that it was important to recognise housing needs in rural areas. It was stated that there was no objections from the Local Highways Authority and that the principal of development was acceptable.

development would result in a 62% loss in biodiversity which raised several concerns by members of the committee and the sustainability of the application.

Following debate it was proposed by Councillor Marks and seconded by Councillor Fedorowycz that the application be refused contrary to the officer's recommendation due to the loss of biodiversity, lack of local amenity for sustainable development

It was agreed that the application be **REFUSED** for the following reasons:

- 1) The application, as evidenced through the applicants own Biodiversity Net Gain Assessment, would lead to a net loss in Biodiversity across the site. This loss would be contrary to policy 4 of the North Northamptonshire Joint Core Strategy and Section 15 of the National Planning Policy Framework which seek to minimise impacts on and provide net gain in biodiversity from all new developments.
- 2) The location of development fails to provide sustainable development, limits the ability of the adjacent settlement to absorb planned growth and is set within an area of notable and historic surface water runoff. Geddington, while identified as a Category A village within the Part 2 Local Plan, has limited ability to absorb further development beyond that identified within the Development Plan with an oversubscribed school, recent closure of the village shop and the imminent withdrawal of bus services. This picture has altered since the Rural Settlement Facilities Background Paper update (April 2018) was produced which sought to audit the facilities in each settlement to determine their sustainability and inform decisions on employment and housing allocations within the Part 2 Local Plan. The proposal fails to meet the day to day needs of resident, has limited opportunities for access to local services and facilities by foot, cycle and public transport and does not minimise impacts on the environment. The scheme therefore fails to satisfy all criteria and is contrary to Policy 13 of the North Northamptonshire Joint Core Strategy
- 3) By reason of the small gardens and relationship to no.22 Newton Road with its matures trees, plots 15-20 would experience an unacceptable level of amenity for future occupiers, including through overshadowing impacts and therefore would be contrary to policy 8 of the North Northamptonshire Joint Core Strategy and paragraph 130 of the NPPF which seeks to secure residential amenity for existing and future users.

(Members voted on the motion to REFUSE the application)

(Voting: Unanimous)

The application was therefore
REFUSED

16 Delegated Officers Report

None

17 Exempt Items

None

18 Close of Meeting

The meeting closed at 7.58 pm

Chair

Date