

**MINUTES OF THE MEETING OF BURTON LATIMER TOWN COUNCIL'S
PLANNING COMMITTEE HELD AT BURTON LATIMER CIVIC CENTRE
27 APRIL 2017**

Present: Town Councillors: N. Padget (Chair), M. Brereton, J. Davies

Members of the public: None

Public Forum: N/A – no members of the public present.

PL04/17/01 Apologies

Cllr C. Groome (work commitments) - Cllr Padget proposed that the absence be approved, seconded by Cllr Davies. **Resolved:** that the proposal be approved.

Cllr R. Groome (family commitments) - Cllr Padget proposed that the absence be approved, seconded by Cllr Davies. **Resolved:** that the proposal be approved.

PL04/17/02 Declarations of Interest

None.

PL04/17/03 Declarations of Substitution

None

PL04/17/04 Planning Applications Received from Kettering Borough Council

KET/2017/0222 Stirling Mortimer No. 8 Fund UK Land Ltd 51 Finedon Road, BL

Approval of Reserved Matters: Landscaping in respect of KET/2012/0511

BLTC's response: "No objection"

KET/2017/0198 Mr Castrichino 21 Regent Road, BL

Full Application: 2 storey rear extension, incorporating loft conversion and part garage conversion to utility room.

BLTC's response: "No objection"

KET/2017/0203 Mr Welch 51 Church Street, BL

Application for Listed Building Consent: Replacement and relocation of boiler and replacement flue with increased height of 200mm.

BLTC's response: "No objection"

KET/2017/0247 Mr Barnett 2 Harvest Close, BL

Full Application: Change of use of amenity land to residential garden, includes relocation and extension of boundary fence.

BLTC's response: "No objection"

KET/2017/0201 Mr Foster 3 Brent Close, BL

Full Application: First floor extension.

BLTC's response: "No objection"

KET/2017/0284 Mr & Mrs Callaway 27 Hollow Wood Road, BL

Full Application: Single storey front and rear extensions

BLTC's response: "No objection"

PL04/17/05 Planning Applications Approved By Kettering Borough Council

KET/2017/0099 Ms D. Altria 9 Station Road, BL

Change of use from workshop to residential

KET/2016/0905 Mr Rigby Roxhill (BL) Ltd A14 junction 10 (land adj.)

140m of Estate road.

KET/2016/0908 A. Ward 25 Latimer Close, BL

Rear conservatory and single storey side extension.

PL04/17/06 Planning Applications Refused By Kettering Borough Council

None.

PL04/17/07 Planning Applications Withdrawn

None.

PL04/17/08 Planning Appeals

None.

PL04/17/09 Planning Appeals Withdrawn

None.

PL04/17/10 Matters of Urgency (includes applications received after Agenda Published)

10.1 Paul Belton (Carter Jonas) Land South of Higham Road, BL, Meeting Request

Request from the above seeking a workshop with BLTC about options on this site. Minute from previous meeting with BLTC's Planning Committee in October 2015 are as follows:

PL10/15/04 Paul Belton (Carter Jonas) & Sally Adlen (Hallam Land) – Discussion on BLTC's Plans & Aspirations for Development in BL

Note: Fraser Campbell and Victoria Walker (Hallam Land) also attended.

Topic: Hallam Land Management's previous application re: land to the south of Higham Road (up to 180 dwellings) which BLTC had no objections to, but was refused by KBC in 2014 (the formal reasons for refusal related to the fact that the site did not form one of the allocated housing sites and fell beyond the defined limits of the town). Hallam Land did not appeal against the refusal. Site density on the low side (30 dwellings per hectare)

Re-application to be made (date not yet determined – long term), 7 acre development, allowing expansion of the Medical Centres, s.106 Monies (including towards education and enhancement of bus service), following early discussions with KBC Hallam Land are optimistic of obtaining approval, previous application – public exhibition held, very few objections, resolved all concerns raised e.g. drainage

Points raised by Cllrs included: ensuring space is set aside for development of the Medical Centre building and/or car park, development of pedestrian/cycle ways, drainage – concern about the aggregate surface water flows into a balancing pond (concerns about flooding downstream), need for some bungalows to be incorporated in the development scheme, concerns about 'carbon copy' schemes – need to add more character to design (e.g. variations in style/size/design/building materials), inadequate infrastructure, need to ensure (i) adequate parking spaces (ii) suitable width re: access roads and driveways (iii) garages 3 metres wide (iv) ensure roads are adopted by NCC (iv), maximise green space/walks/ seats, s. 106 Monies allocation of monies to enhancing bus services could be better used elsewhere, once s. 106 Monies are allocated they should not subsequently be changed/reduced.

Cllrs agreed to Hallam Land's offer of facilitating a design workshop with the Planning Committee at a future date.

Cllr Macdonald undertook to email the contact details of the manager of the Medical Centre to Paul Belton.

Planning Committee Members felt that BLTC's comments, i.e. what is important to the Town Council, in October 2015 still apply and that BLTC would defer further comments until receiving the planning application via KBC under the formal consultation process.

PL04/17/11 Private & Confidential Items

None.

There being no further items for discussion the Chair closed the meeting at 7.40 pm