

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

*Present: Town Councillors: C. Groome (Chair), M. Brereton (7.05 pm)
J. Davies, F. Macdonald.*

Members of the public: None

*Re: Item 5. Hallam Land Management: Sally Miller (Area Manger)
CSA Environmental: Rob Asberry (Urban Designer)
Sam Sampson
KBC: Mark Coleman (Planning Policy)*

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

PL08/17/01 Apologies

Cllr R. Groome (bereavement) – Cllr Davies proposed that the absence be approved, seconded by Cllr Macdonald. **Resolved:** that the proposal be approved.

PL08/17/02 Declarations of Interest

Cllr Macdonald (on allotments committee) - re: Item 5.

PL08/17/03 Declarations of Substitution

Cllr Macdonald for Cllr R. Groome.

PL08/17/04 Election of Deputy Chair of Planning Committee

Deferred to next meeting.

PL08/17/05 Land South of Higham Road – Presentation by Developers

Matters covered included: background to the development, mix of dwelling types (c. 120), improved open space (particularly on the eastern boundary of the development) – seating important, support for the elderly (dwelling types/care homes - 2 storey max), 'greening' of Higham Road, a natural means of drainage, avoidance of HGV's using Higham Road, existing bus service adequate, impact of Isham Bypass on traffic flows, current schools provision adequate, originally first floor of Heath Centre was intended for minor operations – has merit - ditto creating space to incorporate a dental practice, inclusive play, connectivity e.g to to public rights of way, gateway entrance to development, the need to continue to engage BL community very important and to convince BLTC public that there are significant benefits to be derived from the development and to deliver on promises.

S. 106 Monies – contributions to expansion of BL Medical centre and allotments, highways Infrastructure (very important) – Cllr Macdonald to work on highway infrastructure aspects, estimated that a s. 106 Monies contribution would need to be in the order of £60,000 to address the drop-kerb situation in the town alone.

Programme: developers to submit planap mid-2018, subject to planap approval to commence

construction in 2019.

To increase BLTC's understanding of the developer's intentions they were asked to submit a summary of the key aspects of their development to the Clerk. This summary will be distributed to Town Cllrs, as a supplement to the Minutes, for the BLTC meeting on 05 September

Cllr Groome thanked the developers and KBC representative for attending and contributing to the meeting.

PL08/17/06 Planning Applications Received from Kettering Borough Council

None.

PL08/17/07 Planning Applications Approved By Kettering Borough Council

None.

PL08/17/08 Planning Applications Rejected By Kettering Borough Council

None.

PL08/17/09 Planning Applications Withdrawn

None.

PL08/17/10 Planning Appeals

None.

PL08/17/11 Planning Appeals Withdrawn

None.

PL08/17/12 Matters of Urgency (includes applications received after Agenda Published)

KET/2017/0616 DB Symmetry Ltd Kettering South (land at)

Outline Application (EIA) : Up to 214,606 sqm gross external area for class B8 warehousing and distribution, ancillary class B1(a) offices, with associated access, internal roads, parking, landscaping and drainage.

BLTC's response: "Objection on the following grounds"

(Ref: to statement in the Transport and Access Report - para 4.10.5)

" Given the current state of traffic congestion the addition of traffic from the site cannot be said to have 'no significant adverse environmental transport - related effects during either the construction or operational phase'.

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The Town Council considers that the development of this site should not happen until the Isham Bypass has been constructed and the road layout on Junction 9 be subjected to traffic engineering to improve the safety and flow of vehicles using the junction”.

PL08/17/13 Private & Confidential Items

None.

There being no further items for discussion the Chair closed the meeting at 8.50 pm.