

## Agenda/Meeting Minutes

### 1. Purpose of Meeting

Desborough Town Plan Steering Group

<b>Date of Meeting:</b>	Monday 8 <sup>th</sup> September	<b>Location:</b>	Marlow House
-------------------------	----------------------------------	------------------	--------------

### 2. Attendance at Meeting

Name	Name	Name	Name
David Soans	Hilary Connelly	Joanne Watson	Belinda Humfrey
Terry James	Ben King	June Derbyshire	Gil Mobile
Allan Matthews	Michael Tebbutt – Guest	Paula Holmes	

### 3. Apologies

Jean Wardle			
-------------	--	--	--

### 4. Meeting Agenda

- 1) Introduction
- 2) Apologies for absence
- 3) Election of officers
  - a) Secretary
  - b) Finance coordinator
  - c) IT Officer
- 4) Planning policy
- 5) Communications
- 6) Reports on training events
- 7) Next steps
- 8) Appointment of planning consultants
- 9) Any other business
- 10) Date and venue of next meeting

## 5. Meeting Notes, Decisions, Issues

- 1) Minutes of last steering meeting held on July 10<sup>th</sup> at Marlow House, read and accepted  
Introduction of Cllr Mike Tebbutt
- 2) Jean Wardle
- 3) Election of officers
  - a) Secretary – Hilary Connelly, confirmed
  - b) Finance coordinator – Cllr Allan Matthews, confirmed
  - c) IT Officer – Paula Holmes, confirmed
- 4 & 5) Planning policy – MT (Guest) spoke of the NNCSS (North, Northamptonshire core spatial strategy) which was a 5000 page document has been ended. A new framework had been changed and a copy of the Division of National Planning policy framework is available on the government & committee websites.
  - MT spoke about the delay the Rushden Lakes issues caused which was objected by all apart from Wellingborough. Secretary of State looked at it which took 16 months and came down in favour of approving the site.
  - Retail strategy has to be looked at again including a draft for vision & outcomes and protecting and enhancing strategy. However we should be aware that housing estates of less than 50 houses will not have to conform to the 'highest environmental standards' of housing built in this area.
  - Deene Thorpe Airfield looked at as a feasible site to build a small village
  - Orton Truck stop will go ahead
  - Renewable energy solar farm on Pipewell Road has been approved
  - MT went through the new homes delivery draft;

Table X – Share of objectively assessed needs in the Housing Market Area      Net additional dwellings

2011 - 21	Net additional dwellings 2021 - 31		Net additional dwellings 2011 - 31		
Corby Borough Requirement					
strategic Opportunity	4,700	(6,100)	4,500	(8,100)	9,200 (14,200)
East Northamptonshire District	3,400	5,000	8,400		
Kettering Borough	4,400	6,000	10,400		
Borough of Wellingborough	2,500	4,500	7,000		
<b>North Northamptonshire</b>		15,000			
(16,400)	20,000	(23,600)	35,000	(40,000)	

Largest volume 5,500 homes east of Kettering approved with the school to be built first

Desborough 700 homes The Grange phase two  
165 Harborough Road  
75 Harrington Road

Housing allocation will not come back out for consultation – Desborough's numbers have not been determined. Could be a possible 2,000 homes up to 2031.

Planning policy website has full details, however a few further points mentioned were; Kettering Town Centre has been to the Home Secretary and has been approved. Rothwell and Desborough Town centre plans still being considered.

The call for sites was in 2010 this could be looked at; possibility to gain FOI (Freedom of Information) regarding landowners. Next call will be approx. 2015 before sites go to Secretary of State.

DS said the Neighbourhood plan will carry the same weight as the other policies NNCSS & Housing allocations.

- 6 & 7) PH reporting on the training day (project planning) and that Rachel's notes have been circulated. Laid out a detailed project plan, with the view to splitting into two working groups, one group working on the Hawthorns and Lawrence site and all feeding back into the project plan.

PH mentioned some choices a) Call for sites  
b) Create design brief – send out to planning consultant to look at sites, access, yield etc.

PH suggested we could apply for a variance (because of Rushden Lakes) to give us longer to use the money we have available.

PH to ask Alex Munro/Rachel Hogger to help write the brief

DS – applied for a Kettering community grant of £2,500

- 8) Appointment of planning consultants;  
Plan Lead/Chair – David Soans  
Project Manager – Gill Holmes  
Consultation Lead – Belinda Humphrey & Joanne Watson  
I.T. Support – Paula Holmes

PH will send BH & JW the community engagement template  
PH is talking to AM/RH re appointing a planning consultant

- 9) AOB  
As discussion was had regarding 'Community Right to Build' Hawthorns/Lawrence, which controls what's done and any money coming in goes back into the community. DS believes that no developer will accept a S106 and we should wait to see what happens at the meeting with the council regarding the Hawthorns site – however he will talk to Kettering about the 'Community Right to Build' and the Lawrence.  
DS to present to Town Council 18<sup>th</sup> September

DS mentioned there could possibly be more funds for the town plan

Next meeting Thursday 9<sup>th</sup> October 2014 – 7.30pm  
Heritage Centre

Planning policy website has full details, however a few further points mentioned were; Kettering Town Centre has been to the Home Secretary and has been approved. Rothwell and Desborough Town centre plans still being considered.

The call for sites was in 2010 this could be looked at; possibility to gain FOI (Freedom of Information) regarding landowners. Next call will be approx. 2015 before sites go to Secretary of State.

DS said the Neighbourhood plan will carry the same weight as the other policies NNCSS & Housing allocations.

- 6 & 7) PH reporting on the training day (project planning) and that Rachel's notes have been circulated. Laid out a detailed project plan, with the view to splitting into two working groups, one group working on the Hawthorns and Lawrence site and all feeding back into the project plan.

PH mentioned some choices a) Call for sites  
b) Create design brief – send out to planning consultant to look at sites, access, yield etc.

PH suggested we could apply for a variance (because of Rushden Lakes) to give us longer to use the money we have available.

PH to ask Alex Munro/Rachel Hogger to help write the brief

DS – applied for a Kettering community grant of £2,500

- 8) Appointment of planning consultants;  
Plan Lead/Chair – David Soans  
Project Manager – Gill Holmes  
Consultation Lead – Belinda Humphrey & Joanne Watson  
I.T. Support – Paula Holmes

PH will send BH & JW the community engagement template  
PH is talking to AM/RH re appointing a planning consultant

- 9) AOB  
As discussion was had regarding 'Community Right to Build' Hawthorns/Lawrence, which controls what's done and any money coming in goes back into the community. DS believes that no developer will accept a S106 and we should wait to see what happens at the meeting with the council regarding the Hawthorns site – however he will talk to Kettering about the 'Community Right to Build' and the Lawrence.  
DS to present to Town Council 18<sup>th</sup> September

DS mentioned there could possibly be more funds for the town plan

Next meeting Thursday 9<sup>th</sup> October 2014 – 7.30pm  
Heritage Centre

## 6. Action Points

### Action Points

PH & BH - Contact schools directly

HC – To contact LA re schools

Cllr AM - To write communication to all people who completed forms of interest in the Town plan – any ideas to be sent to Cllr Allan Matthews

JD - To deliver leaflets where necessary

PH – Talking to AM/RH to appoint a planning consultant

PH – To ask Gil Mobile to be Project Manager

HC – To send [mariedown@kettering.gov.uk](mailto:mariedown@kettering.gov.uk) a copy of the minutes