



REPORT FOR DECISION

Item No:-

Committee:-	Neighbourhood Planning Committee
Date:-	25 th January 2024
Author:-	Martin Hammond, Clerk
Report Title:-	Annual Monitoring Report
Wards Affected:-	St Michaels and Wicksteed

1. Purpose of Report

To summarise the planning applications which have been dealt with in the neighbourhood planning area during 2023 and monitor their determination against the plan objectives. .

2. Recommendations

The Committee is recommended to note the report and to comment on any aspect of it.

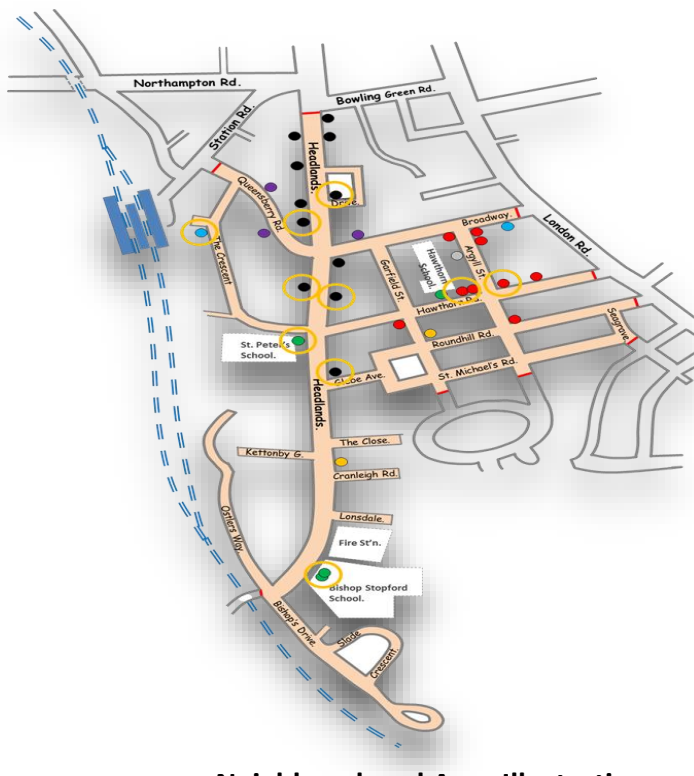
3. Information

- 3.1. This report covers the calendar year 2023. Although the Neighbourhood Plan wasn't adopted until part way through the year, it was in its final shape at the start of it.
- 3.2. In the year, 12 planning applications were received by NNC and of those, nine were submitted to the Town Council's planning committee for comment. The table below sets out what the applications involved, the KTC comments and the decision made by NNC, where it has been.
- 3.3. There were also several notifications for works to trees in the plan area during the year, which are not generally for consultation, so have not been captured in the same way. In future, we will try and capture these as well as they are received.
- 3.4. The Planning Committee agenda specifies those applications which are in the neighbourhood plan area, and in future, they will be brigaded under a single agenda

item, rather than dealt with alongside all other applications. Co-opted members of the neighbourhood planning committee receive notification of applications before they go to KTC's planning committee, so they can comment on applications, and so these comments can be shared with the committee. All councillors receive the planning committee agenda anyway and can comment or attend committee if they wish. Harry Frankland attended the December meeting of Planning committee to comment on NK/23/0665 – item 13 in the table below.

3.5. Your views on whether this system works are welcome.

3.6. As a reminder, this is the geography of the plan area.



4. Monitoring Report

4.1. Twelve applications is a relatively modest number and speaks to the settled nature of the area. The applications can be divided into:-

- | | | |
|--------------------------------|---|----------------------------|
| - House extensions/conversions | 3 | of which 1 refused to date |
| - House replacements | 1 | |
| - New housing | 3 | of which 3 refused |
| - Boundary treatments/signage | 4 | |
| - Change of use | 1 | |

4.2. This is the table of applications

No.	Application	Date	KTC Comments	NNC decision	Notes
1	8 Headlands New boundary wall with gates and railings.	February	n/a	Approved	
2	50 Hawthorn Rd Change of use from dwelling to supported children's accommodation	February	No objections	Approved – max of 2 children in residence	
3	62 Headlands 3.5 storey and two storey rear extension, alterations to garage, rooflights to existing roof; pruning works to a . Lime tree on adjacent land	February/April	No objections; comments on aspects of the development	Approved with conditions to prevent overlooking.	
4	14 Ostlers Way Outline planning application for one dwelling with access	March	Objection	Refused	Gone to appeal
5	13 The Close Conversion of integral garage to habitable accommodation with flush window, & hardstanding	May/September	Comments re parking pressures	Refused	
6	68 Headlands 2 dwellings with access only (off Ostlers Gardens)	June	Objection	Refused	
7	Hawthorn Primary School Boundary fencing and alteration of pedestrian and vehicle access gates	June	No objections	Approved	
8	105 Headlands Variation of earlier consent to remove first floor extension	July	n/a	Approved	
9	90-92 Headlands 2 no. dwellings with garages and access	August	Supported	Refused	
10	12 Hawthorn Rd Two storey rear and	October	n/a		

	single storey side extension				
11	St Peters School Replace signage on boundary	November	No objections		
12	125 Headlands Front wall with railings and gates	December	Objection; out of scale	Approved	

4.3. The Town Council objected to three applications; two of those were refused; the third was approved. In general, the Town Council's other comments have been reflected in the decisions made by NNC, the only exception being the refusal for two dwellings at 90-92 Headlands.

4.4. The pattern of applications shows that all three of the new housing proposals were refused, and one of the conversions was also refused.

4.5. The most controversial applications were the two which involved development in open space at the rear of Headlands from Ostlers Way. One of these is the subject of an appeal to the planning inspectorate, so that decision will be crucial to the future effectiveness of the neighbourhood plan. It is due to be determined shortly.

5. Consultation and Engagement

Not relevant

6. Climate change implications

Planning committee usually prioritises comments about the sustainability of new developments which it makes comments.

7. Policy Implications

In this case, the neighbourhood plan policies are the Council's policy framework . The policies set out in the South West Kettering (Headlands Community) Neighbourhood Plan form part of the statutory development plan for the area. The policies and proposals contained within the neighbourhood plan will be used in the determination of planning applications.

Background Papers

Application details on KTC agendas and NNC website