

GREAT ADDINGTON PARISH COUNCIL

Minutes of the Extraordinary Meeting held in All Saints Church on Tuesday 10 November 2015

Present at the meeting.

Councillors: Cllr N Palmer (in the Chair), Cllr A Fischelis, Cllr C May, Cllr H Mayes, Cllr H Rainbow and Cllr M Scott.

In attendance: Mrs H Hoier (Clerk) and 35 members of the public.

15/360 Formalities.

a) To receive and approve apologies for absence.

There were no apologies for absence from members as the full Council was present. Apologies for absence were received from Cllr D Hughes (ENC Woodford Ward) and Mr T Pursglove MP.

b) To receive declarations of discloseable pecuniary/other interests by Councillors and dispensation requests.

Cllr C May and Cllr N Palmer disclosed interests in KET/2015/0811 due respectively to the creation of a Facebook page and a family member's close association with the applicant.

15/361 To consider this Council's response to KET/2015/0811 environmental statement scoping opinion application to Kettering Borough Council in respect of a proposed cold store unit at Kettering Energy Park, Burton Wold, Burton Latimer.

At the Chairman's discretion and in accordance with Standing Orders, members of the public were invited to speak for a short period prior to voting with a show of hands. Those in attendance were unanimously opposed to the environmental statement scoping opinion application and complained at the lack of consultation with the local community regarding the proposed cold store unit given its significant size and potential impact on the surrounding area.

The Council considered its response with reference to comments made by members of the public in attendance.

RESOLVED that this Council unanimously objects to KET/2015/0811.

RESOLVED to comment further as follows: -

1. GAPC believes the application to be contrary to North Northamptonshire Core Spatial Strategy in terms of its size and location with particular reference to paragraphs 3.96, 3.97 and 3.98.

Paragraph 3.96 calls for a modal switch away from road freight transport towards rail and water based distribution. This application does not further that aim.

Paragraph 3.97 refers to the East Midlands Strategic Distribution Study which defines buildings greater than 25,000 square metres floor space as 'large scale strategic distribution' and recommends that such developments should be focused in locations that are attractive to the logistics industry. The Burton Wold proposal has a floor area of over 26,000 square metres. The NNCSS goes on to state that within North Northamptonshire only Eurohub at Corby is a suitable location for strategic distribution activity of this scale.

Paragraph 3.98 states that smaller distribution developments should be in 'locations and of a scale where buildings are not visually prominent' and should be 'sensitively designed to reduce the impact on the local landscape'. Paragraph 4.1.18 of the Environmental Impact Assessment (EIA) scoping document admits that this is not achievable.

2. There would be a significant adverse effect on the residential amenity of neighbours by virtue of increased traffic noise and overshadowing due to the scale of the buildings. The proposed site plan indicates that the main hall of the store will be within 500 metres from The Round House. It may safely be assumed that the cold store will operate over a 24 hour/7

day cycle and in hours of darkness the approaches and vehicle movement areas as well as the site perimeter will be lit for security and safety. This noise and light pollution will impact significantly on neighbours.

3. The visual impact of the development will affect not only the immediate surroundings but a wide area across North Northamptonshire and possibly even further afield. The site is on prominent land in open countryside and can be seen from many points across the Ise and Nene valleys. With a height of 45 metres the roof of the proposed structure will be higher than any ground point in North Northamptonshire. A structure of the shape and size proposed will be alien to the nature of rural Northamptonshire. The indicative visualisation provided pretends that a rectangular block nearly 200 metres x 45 metres can be screened by three saplings of some 3 to 4 metres height and the wider visual impact from other viewpoints is conveniently ignored.
4. The proposed development is over-bearing, out-of-scale and out of character in terms of its appearance compared with existing development in the vicinity. Its bulk will dominate the residential buildings along the A510 which are typically built of brick and stone. Agricultural buildings in the vicinity are of modest proportions, sitting below the skyline.
5. The proximity (within 500 metres) of Grade II Listed The Round House will be detrimental to the setting of a building constructed to commemorate the Duke of Wellington. Wellington himself commented that the surrounding countryside reminded him of the field of Waterloo. This proposed development would therefore cause substantial harm to the significance of a heritage asset and its setting which is contrary to Policy 26 of the North Northamptonshire Joint Core Strategy 2011-2031 June 2015 Focused Changes to the Pre-Submission Plan.
6. Paragraph 1.1.5 of the EIA scoping document refers to 4 megawatts being supplied by Kettering Energy Park. The original aim of the energy park was to supply 25% of Kettering Borough's existing energy needs however this target has not yet been achieved. The cold store unit will therefore add to the deficit.

The intermittent nature of wind and solar energy means the cold store will need a back-up source of power which the Council assumes will be the National Grid. The energy cycles of wind power with high production in winter months and of a cold store having high demand in summer are out of synchronisation.

Whilst the distribution sector can offer a broad range of jobs, many are relatively low skilled and therefore not 'high quality' as described in paragraph 1.1.5.

7. The proposed cold store would result in a higher volume of traffic, particularly articulated lorries. The stretch of road between The Round House and Junction 11 of the A14 is already a dangerous road because according to crashmap.co.uk there have been eleven accidents, three serious and one fatal since 2005. GAPC considers one fatality is one too many.

The roundabout does not have a large enough radius for articulated lorries and the road undulates at various points reducing visibility when overtaking.

8. Paragraphs 1.1.6 and 3.1.2 of the EOA scoping document refer to future potential developments. GAPC understands that future developments are not material considerations in deciding planning matters. It is therefore requested that these paragraphs are disregarded.

The Chairman closed the meeting at 8:50 pm.

Signed by Cllr N Palmer (Chairman) at the meeting held on Wednesday 18 November 2015.