

Kettering Town Council

www.ketteringtowncouncil.gov.uk
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Municipal Offices
Bowling Green Road
Kettering
Northants
NN15 7QX

Tel 01536 697490

To: All Members of the Kettering Town Council Planning Committee

You are requested to attend a meeting of the Kettering Town Council Planning Committee on at 7pm on 1st June 2022 at the Municipal Offices, Bowling Green Road, Kettering, Northants, NN15 7QX

The press and public are welcome to attend this meeting please contact the Town Clerk to book a place beforehand as spaces are limited.



**Martin Hammond
Town Clerk, Kettering Town Council
Insert Date**

AGENDA

- PC22/01 Election of Chair
- PC22/02 Appointment of Deputy Chair
- PC22/03 To receive and accept apologies for absence
- PC22/04 Declarations of Interests
- PC22/05 To agree the minutes of the last meeting held on 4TH May 2022
- PC22/06 Public Session Members of the public are invited to address the Council in respect of any planning application on the agenda. Each contribution lasting a maximum of 3 minutes with the session lasting a maximum of 15 minutes

Members of the public should be aware that Kettering Town Council Council does not make the decision on whether to approve or refuse planning permission. This is done by North Northamptonshire Council. The Town Council is a consultee and is able to pass on their view to North Northamptonshire Council.

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PC22/07 Record of Planning Decisions (attachment)

PC22/08 **Re-notifications**

[NK/2022/0147](#) Kettering South (land at) (Off A509 north of Isham).

This is a 10 day re-notification dated 18th May – the applicant has addressed a number of the points in the response we sent in April – reproduced below.

The Council is concerned that the habitat loss created by this development has not been adequately mitigated and should be of a higher standard than that proposed. The carbon release from this scale of development should also be recognised in the mitigation measures proposed.

In detailed design terms

- *It needs more cycle storage*
- *There should be better lighting on the cycle path*
- *The security of staff parking needs improving*

[NK/2021/0766](#) 8 Market Place, Kettering

Full Planning Permission: Change of use of first/second floors from offices to 7 no. apartments with associated parking and bike/bin stores. Installation of external staircase and amendments to fenestration to rear

This application has been to both October and December 2021 planning committees . Our responses were;-:-

(October) The Town Council supports comments by neighbours that there is insufficient dedicated parking attached to the development. However, there is plenty of space within the Barclays car park at the rear of the building and more of this space should be allocated to the residential development.

The development has not demonstrated that it meets sustainable design principles. The applicant should consider the installation of solar panels and improve building insulation

(December) Members were concerned that the dedicated parking space for this development had reduced rather than increased, as a result of space being provided for bin storage and cycle parking. There was sufficient overall space in the car park

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to properly provide for residents, bank staff and bank customers. In any case, the amount of cycle storage was only half that required by policy. The application still did not address sustainable design standards.

The new changes addresses air conditioning and noise but not the points above.

[NK/2022/0174](#) 32 Havelock St, Kettering - 1 new dwelling

This application was subject to a request by the planning authority to reconsider our objection, made in April, on the grounds that the principle of development has been already established and the application members commented on was seeking primarily to improve on space standards, which was the sole reason an earlier application had failed. Members were consulted by email on whether or not to change our comments.

Our submitted comments in April were:-

OBJECTION

This development represents an over development of the site.

There are also, as a consequence, issues relating to the proposals for bin storage and cycle storage which are not practical and which will cause on street problems in an area already plagued by these problems.

The earlier application NK/2021/0940 was also the subject of KTC comment in January:-

OBJECTION on the following grounds

- a. *Over development of the site*
- b. *Additional parking pressure on the street*
- c. *Layout – as per the comments made by the fire officer*
- d. *Proposal requires bin storage on street when efforts are being made to reduce the need for on street bin storage elsewhere in the area.*

The Council also supports the comments made by environmental health and environmental care.

RE-NOTIFICATIONS DEALT WITH BETWEEN MEETINGS

[NK/2022/0112](#) 53 Lawson Street (land adj), Kettering - 1 new dwelling

This application was subject to a 7 day re-notification on 12th May. The amendments related to window design and some other minor changes. The clerk

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responded by re-iterating our earlier comments made in April – set out below - and withdrawing the cycle storage point only, as this had been addressed

OBJECTION -

The Council supports the objections already made by neighbours and the terms of the petition that has been supported locally. In particular, it has the following objections:-

- *The unit size, at 60 sq m, was below the 93 sq m space standards that should be applied*
- *The outdoor amenity was poor*
- *There are wider local sewerage issues which the application will not improve or seeks to address*
- *Inadequate cycle storage*
- *Unclear and possibly unusable parking provision on site with concerns about access across the adjacent garage site*
- *Lack of a sustainable design and energy statement and no apparent provision for sustainable heating systems*

PC22/09 New Planning Applications

Members are asked to consider and comment on the following applications:-

[NK/2022/0186](#) 59-61 Bath Road, Kettering
Full Planning Permission: Redevelopment of site to create 8 no. one bedroom units

[KET/2020/0121](#) Weekley Wood Lane (land at) Kettering
Planning Permission (EIA): 5 no. B8 warehouses, 1 no. B2 general industry building, service yards, parking, drainage, landscaping and 3 no. substations

[NK/2022/0289](#) Lake Avenue Kettering
Prior Notification - Telecoms mast and equipment

[NK/2022/0272](#) 165 Russell St, Kettering
Full Planning Permission: 1 no. dwelling with access/parking

[NK/2021/0404](#) Hanwood Park (Parcel FOS1), Cranford Road (land off), Kettering.
Approval of Reserved Matters (EIA): Formal Open Space to include grass pitches, other sporting and play facilities, car parking and pavilion

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[NK/2021/0054](#) Isebrook School, Eastleigh Road, Kettering
Full Planning Permission: External teaching spaces to include horticulture, forestry, livestock areas

[NK/2022/0286](#) 7 Morley St, Kettering
Full Planning Permission: Conversion of existing six person HMO to a seven person HMO

[NK/2022/0334](#) 28 Judith Rd, Kettering
Full planning permisison – I new dwelling

[NK/2022/0333](#) Stanier Retail Park (land at), Stanier Close, Northfield Avenue, Kettering
Full Planning Permission: Erection of a drive through cafe/restaurant with car parking, landscaping, external seating and associated works

[NK/2022/0347](#) Hallwood Furniture, Beatrice Rd, Kettering Outline
Application: Residential development of up to 5 dwellings and associated car parking, amenity space, bin and bike stores

Members are asked to note the following applications that have been received by NNC:-

[NK/2022/0270](#) 2 Boardman Rd Kettering
Full Planning Permission: Loft conversion

[NK/2022/0275](#) 18 Poplars Farm Rd Kettering
Full Planning Permission: Single storey rear extension and extension to raised patio

[NK/2022/0281](#) 41 Thorn Close, Kettering
Full Planning Permission: First floor side extension, single storey rear extension and garage conversion

[NK/2022/0288](#) 5 The Close, Kettering
Full Planning Permission: Detached garage and loft conversion

[NK/2022/0294](#) 9 Clifton Grove, Kettering
Full Planning Permission: Single and two storey rear extensions

[NK/2022/0314](#) 37 St Saviours Rd, Kettering
Full Planning Permission: Single storey rear extension

[NK/2022/0323](#) 43 Walsingham Ave, Kettering
Full planning permission – two storey side extension

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