

# Kettering Town Council

MINUTES OF THE PLANNING COMMITTEE OF KETTERING TOWN COUNCIL  
HELD IN THE COUNCIL CHAMBER, BOWLING GREEN ROAD, KETTERING AT  
7PM ON WEDNESDAY 2<sup>nd</sup> FEBRURY 2022

Councillors Present : Cllr Martyn York (Chair)  
Cllrs Alexander Evelyn, Emily Fedorowycz, Daniel Perrett,  
Keli Watts and Bev Wright

Officers Present : Martin Hammond, Town Clerk

One member of the public present

Item Number	Description
<b>PC21/051</b>	<b>Apologies</b>  Apologies for absence were received from Cllr Clark Mitchell, Anup Pandey, James Towns and Craig Skinner
<b>PC21/052</b>	<b>Declarations of Interest</b>
<b>PC21/053</b>	<b>Minutes</b>  The minutes of the meeting held on 12 <sup>th</sup> January 2022 were approved and signed by the chair as a correct record
<b>PC21/054</b>	<b>Public Session</b>  The applicant for NK/2022/0008 was present and indicated a willingness to answer questions about his application.
<b>PC21/055</b>	<b>Record of Planning Decisions by NNC January 2022</b>  This report was noted. It was verbally updated at the meeting.
<b>PC21/056</b>	<b>Re-notifications</b>  <a href="#">NK/2021/0295</a> and <a href="#">NK/2021/0296</a> - both regarding Gala Bingo Club, 19 High St, Kettering.  Members endorsed their previous comments and furthermore, queried <ul style="list-style-type: none"><li>- The existence on the plans of a smoking area, which appeared to be indoors.</li><li>- The promise of community workspaces, which were supported as a concept, but it was not clear on the plans where these were placed or how they were serviced</li></ul>

# Kettering Town Council

<b>PC21/057</b>	<p><b>New planning Applications</b></p> <p><a href="#">NK/2021/1002</a>      31 The Grove, Kettering</p> <p>Objection – this development represents further over development in an already crowded street and policy 8 of the JCS (quality of life) should be applied to the consideration of this application. If the planning authority is minded to approve the application, it should seek to secure much better sound proofing and insulation standards than appear to be proposed.</p> <p><a href="#">NK/2021/0992</a>      Claremont Parkway Nursing Home, Pytchley Rd, Kettering</p> <p>This application was supported. It is suggested that the replacement of the rendering provides an opportunity to improve insulation standards.</p> <p><a href="#">NK/2021/0910</a>      10 Ebenezer Place, Kettering (land adj)</p> <p>The Committee was concerned that this proposed use would generate congestion in a confined space, especially given other existing uses within Ebenezer Place.</p> <p><a href="#">NK/2021/1028</a>      Kettering Railway Station</p> <p>This application was supported. Members hoped that the community library facility would be retained.</p> <p><a href="#">NK/2021/0892</a>      Poplars Farm Road (land between 30-34)</p> <p>No objections, but any consent should ensure that parking provision was compliant with policy and a landscaping condition is recommended to ensure adequate screening with trees and shrubs.</p> <p><a href="#">NK/2022/0008</a>      Four Winds, 25 Pytchley Road (land rear)</p> <p>No objections, but the planning consent should provide for electric vehicle charging points, cycle parking and bin access.</p> <p><a href="#">NK/2022/0013</a>      165 Russell Street (land adj.) Kettering</p> <p>No objections but members commented that</p> <ul style="list-style-type: none"><li>- The flood risk assessment had not been completed</li><li>- There was no design and energy statement</li><li>- No evidence of the insulation standards to be applied</li></ul>
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# Kettering Town Council

- No electric vehicle charging point proposed
- The total parking allocation was lower than that specified in the guidance

[NK/2022/016](#) Unit 2 Green Lane, Kettering

[NK/2022/017](#) Unit 2 Green Lane, Kettering

Members supported both these applications, but noted that

- Cycle parking provision (1 per bedroom) was required
- Bin storage needed to be conditioned
- There was no findable reference to insulation standards to be applied
- The LPA should be satisfied that roof lights are adequate

[NK/2022/0042](#) 119 Northampton Road (land adj),

No objections but the following comments:-

- Electric vehicle charging point provision was required
- It was not clear that any of the very welcome facilities listed in the energy statement are actually to be installed, so appropriate conditions will be required
- The water conservation measures should be aiming to achieve a limit of 105 litres/day not 125

[NK/2022/0036](#) Hanwood Park (South of Parcel DC2),  
East Wood Avenue (North of), Kettering

Objection. Members felt that the removal of 178m of hedgerow was excessive. Whilst acknowledging that a consent had originally been approved in 2014, both this Council and NNC had since declared a climate emergency and what might have been acceptable in 2014 was no longer automatically fine now.

The wider bio-diversity of the development parcel does not appear to have been re-examined since 2014 and the contribution the hedgerow makes to that diversity had not been assessed. It is vital that high quality mitigation is put in place for any hedgerow or ancient woodland lost. The Town Council also endorses the comments made by the Waste and Minerals Planning Team.

The Council urges the planning authority and the developer to find a way to reduce the loss of hedgerow and to properly compensate for any loss that occurs.

Meeting closed at 7.50 pm

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Signed .....

Date .....