

# Kettering Town Council

MINUTES OF THE PLANNING COMMITTEE OF KETTERING TOWN COUNCIL  
HELD IN THE COMMITTEE ROOM, BOWLING GREEN ROAD, KETTERING AT  
7PM ON WEDNESDAY 12<sup>TH</sup> OCTOBER 2022

Councillors Present : Cllr Craig Skinner (Chair)  
Cllrs Alexander Evelyn, Anup Pandey, James Towns, Keli  
Watts, Bev Wright and Martyn York

Officers Present : Martin Hammond, Town Clerk

Also present :- Cllr Maggie Don

Item Number	Description
<b>PC22/036</b>	<b>Apologies</b>  Apologies for absence were received from Cllr Mitchell, for whom Cllr Wright was acting as substitute, and Cllr Tubbs
<b>PC22/037</b>	<b>Declarations of Interest</b>  Cllr Wright declared a non pecuniary interest in application no NK/2022/0553 and took no part in the discussion or voting thereon.
<b>PC22/038</b>	<b>Minutes</b>  The minutes of the meeting held on 20 <sup>th</sup> September 2022 were approved and signed by the chair as a correct record
<b>PC22/039</b>	<b>Public Session</b>  Cllr Maggie Don attended in relation to item <b>NK/2022/0507</b> , which had been the subject of consideration at the previous meeting and had been reconsulted upon by NNC in the meantime; however, it had been determined the previous day and approved.  Cllr Don re-iterated her concerns about the application – the resulting residential units were very small, it represented a loss of business premises in the area, which was against the spirit of the emerging neighbourhood plan, and it would add to the stress on parking in the area.
<b>PC22/040</b>	<b>Record of Planning Decisions by NNC June to September 2022</b>  This report was noted. Five further decisions had been received in the last two days, which were circulated to members at the meeting.

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<p><b>PC22/041</b></p>	<p><b>Re-notifications and re-submissions</b></p> <p><a href="#">NK/2021/0516</a> 52 High Street, Kettering Conversion of first and second floors into 2 no. flats and first and second storey rear extension</p> <p>The Council had no additional comments to make</p> <p><a href="#">NK/2022/0425</a> 3 London Rd, Kettering. Three storey rear extension, rear extension to floors one and two, conversion of two storey detached garage and ground floor to create 4 no. one bedroom and 2 no. two bedroom apartments</p> <p>The plans with the application shows 7 flats not 6 and presumably therefor has implications this has for waste and cycle storage provision, for parking. The Council's earlier comments are maintained.</p>
<p><b>PC22/042</b></p>	<p><b>New Planning Applications</b></p> <p><a href="#">NK/2022/0544</a> 112 -114 Mill Road (Unit to rear), Kettering Change of use from Storage Unit to Open Plan Residential Unit</p> <p>The Council's comments are:-</p> <ul style="list-style-type: none"><li>• Any consent should be conditioned to provide for adequate bin storage and cycle parking.</li><li>• A sustainable design and energy statement has not been provided</li><li>• The noise implications for the residents given the location of the bedrooms in the development need to be considered</li><li>• The development will put additional strain on on street parking</li></ul> <p><a href="#">NK/2022/0552</a> 25 Market St, Kettering Conversion of first and second floors to 2 no. flats, ground floor as retail and basement as storage for flats</p> <p><b>OBJECTION</b></p> <ul style="list-style-type: none"><li>• The units do not meet minimum space standards</li><li>• The provisions for cycle and waste storage are wholly inappropriate and impractical and represent a health and safety hazard in themselves</li><li>• There is no sustainable design and energy statement provided</li></ul>

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- There is likely to be an adverse impact on neighbouring business premises from this use

[NK/2022/0590](#) 110 Rothwell Rd, (rear of) Kettering  
Outline Application: 1 no. dwelling

There is insufficient information to form a view about the merits of this application, but the proposed access arrangements appear impractical and represent a risk to highway users, without a turning head being provided on site. The development would appear to represent a loss of amenity space to no 110 and more generally.

[NK/2022/0591](#) 35B Nelson St, Kettering. Certificate of Lawfulness - (Existing Use): Lawful confirmation of existence of 3 no. flats (35 & 35a approved under KET/2005/0569)

No adverse comments, except to ask whether the fire escape complies with building regulations.

[NK/2022/0607](#) The Briars, 71 Brambleside, Kettering  
telecommunications: Replace and relocate 8m lamppost pole with 17.5m phase 7 monopole, complete with wraparound cabinet and associated works

No adverse comments except to question whether the proposed siting of cabinets would affect the visibility splays when exiting the car park onto Brambleside.

[NK/2022/0553](#) 45 Carlton St, Kettering. Conversion of care home to 2 no. houses of multiple occupation.

**OBJECTION** on grounds of over development, but in particular

- Inadequate parking space for 11 flats – a parking survey should be conducted before the application is determined
- Unsafe vehicle access arrangements- vehicles would have to reverse onto a T-junction to exit the property
- Noise impacts for those bedrooms facing the street
- Sloping ceilings in upstairs rooms constrains the available space
- Security arrangements (as per the police's comments)
- Insufficient cycle storage
- Inadequate bin storage
- Lack of a sustainable design and energy statement

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	<p>Anglian Water should be consulted on the impact of this development on drainage infrastructure.</p> <p><a href="#">NK/2022/0500</a> Opposite 42 Rockingham Rd, Kettering removal of existing BT telephone box and installation of a replacement BT street hub with advertising under a separate application</p> <p>The location and orientation of this proposed facility narrows the pavement by too much to be appropriate. The hub should at the very least be rotated through 180 degrees.</p>
	Meeting closed at 7.42 pm

Signed .....

Date .....