

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 1 SEPTEMBER 2021

Councillors Present : Cllr Clark Mitchell, Cllr Craig Skinner, Cllr Daniel Perrett, Cllr Emily Fedorowycz, Cllr James Towns, Cllr Keli Watts, Cllr Martyn York

Officers Present : Emma Driver, Town Clerk

No members of the public or press present

Item Number	Description
PC21/015	To receive and accept apologies for absence Cllr Anup Pandey, Cllr Alexander Evelyn
PC21/016	Declarations of Interest None
PC21/017	To agree the minutes of the last meeting Agreed
PC21/018	Public Session No members of the public present
PC21/019	Record of Planning Decisions Noted
PC21/020	Planning Applications NK/2021/0627 Dalkeith House, Dalkeith Place, Kettering KTC response No Objection but raised the following comments:- What is happening with the top two floors? Why is this application only for the ground floor only? This application should be considered together with any other planning application submitted for this building. Bathrooms are very small in this application. Consider a more suitable mix of 1 and 2 bedrooms apartments. Highways Authority raises issues with parking stating there is insufficient parking and cycle storage is inadequate. Consideration needs to be given to electric car charging.

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It was raised that there wasn't an NHS comment for this application. On a previous application for 15 apartments within the Town Centre, the NHS Northants CCG confirmed there was not sufficient capacity in the local primary healthcare system to absorb the anticipated increase in demand. In the absence of a statement to the contrary, the LPA should consider that this remains the case

[NK/2021/0631](#) 24 Durban Road (land adj.), Kettering

KTC Response Objection

Over development and an increase parking demand, which is already a problem in that area.

Ground floor gable end window of the adjoining property will be covered in the alley way and lose beneficial daylight.

[NK/2021/0654](#) The Former Swan Public House, 44 Montagu Street, Kettering

KTC Response Objection

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Greater mix of apartments sizes would be preferred

Lack of parking. It's not feasible to expect residents to pay to park in the privately owned car park near-by. On-site parking should be provided.

The property is situated in a very bad air quality zone

Kettering Town Council

[NK/2021/0655](#) 37 Regent Street, Kettering

KTC No Objection but raised the following concerns:-

There wasn't an NHS comment for this application. On a previous application for 15 apartments within the Town Centre, the NHS Northants CCG confirmed there was not sufficient capacity in the local primary healthcare system to absorb the anticipated increase in demand. In the absence of a statement to the contrary, the LPA should consider that this remains the case.

Lack of car parking spaces being provided. There are only 12 car parking spaces being provided

No electric points for car charging has been provided.

Larger vehicles manoeuvring in the car park – concerns raised

Disappointed with the lack of character of the outside of the building. The new design doesn't reflect the original Grade 2 listed building

More information required on sustainable measures in terms of efficiency/on-site composting etc.

[NK/2021/0660](#) Pytchley Lane & Pytchley Road (land between), Kettering

KTC response Objection

Ecological report. Incorporate recommendations detailed in this report.

Joint Core Strategy no 9 the BREEAM rating should be very good

Flooding – 4.11 This is a high risk area and if a flood risk mitigation strategy is in place it needs to be robust enough

Creating more storage space where they are other storage units that aren't being utilised sufficiently.

Environment statement SSI requires a report from Natural England and no report has been received from them as yet.

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	<p>Nearby residential area has recent experience of flooding so the planning authority needs to be very aware of flood risks in this area.</p> <p>NK/2021/0520 71-73 Gold Street, Kettering</p> <p>KTC recognise the need to have affordable homes within the town centre but these should be affordable homes and not affordable rooms.</p> <p>Even though it's in the town centre and parking spaces are not required we are still concerned that residents will still have to park somewhere.</p> <p>Lack of bin storage provision.</p> <p>We also have concerns changing windows from Georgian to Victorian sash and not keeping within the street aesthetic and facade of buildings.</p> <p>It was raised that there wasn't an NHS comment for this application. On a previous application for 15 apartments within the Town Centre, the NHS Northants CCG confirmed there was not sufficient capacity in the local primary healthcare system to absorb the anticipated increase in demand. In the absence of a statement to the contrary, the LPA should consider that this remains the case</p> <p>Look at other heating solutions rather than gas boilers i.e. ground source heat pump.</p> <p>NK/2021/0682 2 Langley Way, Kettering</p> <p>KTC Response No Objection</p> <p>Access statement refers to existing dropped kerb but this would need to be double checked as it doesn't look like a dropped kerb. Suggest that a site visit takes place to ensure a dropped kerb is in place.</p> <p>Layout seems cramped and we query the sizes of the rooms as may cause accessibility issues.</p> <p>NK/2021/0643 St Marys Hospital, 77 London Road, Kettering</p> <p>KTC No objection</p>
	Meeting closed 7.57pm