

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 2nd MARCH 2022

Councillors Present : Cllr Martyn York (Chair)
Cllrs Alexander Evelyn, Emily Fedorowycz, Clark Mitchell,
Anup Pandey, Daniel Perrett, James Towns, Craig Skinner,
and Bev Wright

Officers Present : Martin Hammond, Town Clerk

No members of the public or press present

Item Number	Description
PC21/58	Apologies Apologies for absence were received from Cllr Watts, for whom Cllr Wright was acting as substitute.
PC21/59	Declarations of Interest None
PC21/60	Minutes The minutes of the meeting held on 2 nd February 2022 were approved and signed by the chair as a correct record
PC21/61	Public Session None
PC21/62	Record of Planning Decisions by NNC January 2022 to date This report was verbally updated and noted. It was noted that application NK/2021/0957 (16-18a Horsemarket) was due for consideration at the NNC Area Planning Committee on 3 rd March. AGREED that Cllr Mitchell would attend to emphasise the Council's views.
PC21/63	Re-notifications NK/2021/0516 53 High St, Kettering Members noted the clerk's response within the re-notification period.

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	<p>NK/2021/0910 10 Ebenezer Place, Kettering (land adj)</p> <p>The Committee agreed to restate their previous comments and also refer to concerns about the security of the site.</p> <p>NK/2021/0295 and NK/2021/0296 both Gala Bingo Club, 19 High Street, Kettering</p> <p>The Committee agreed to restate their earlier comments, and to add concerns about the fire exit and disabled access being in need of further work.</p>
PC21/64	<p>New planning Applications</p> <p>NK/2021/0994 Montagu House, 3 Montagu St, Kettering</p> <p>Comments on this application:-</p> <ul style="list-style-type: none">- Inadequate parking provision even for a town centre location; the town council also endorses the Highway Authority's comments- Waste storage information missing- Access poor – there seems to be a ladder or staircase sited in front of a door- Need for better noise insulation- Cycle storage is located on the first floor with no reasonable means of access to it <p>NK/2021/0722 98-102 Rockingham Rd, Kettering</p> <p>Objection</p> <ul style="list-style-type: none">- Loss of amenity for existing and future residents of this building; the lawn will be built upon, leaving a poor quality piece of hardstanding which will not be usable for most purposes.- Rockingham Rd Pleasure Park is some distance away and does not substitute for the loss of outdoor space- Loss of lawn (and resulting loss of bio-diversity) which will increase risk of flood run off elsewhere in the area.- Loss of light to existing residential units as well as to neighbouring properties- The development will overlook neighbouring properties- Parking inadequate – there should be 8 spaces available – the parking beat survey demonstrates that parking in the area is already highly stressed, and has

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	<p>been getting worse as off road parking space has reduced over time.</p> <ul style="list-style-type: none">- Cycle storage is remote, not in a secure position or under cover- Increased risk of generating anti-social behaviour – the police’s comments should be secured before the application is determined- Absence of sustainable drainage systems- No renewable energy statement within the application, and no reference to the need for improved insulation or higher standards of energy usage- Units are below the 50sq m space standards given that the designs show double beds in the single bed units, implying more than one resident per unit. <p>NK/2022/0043 3 London Rd, Kettering</p> <p>Objection</p> <ul style="list-style-type: none">- Building is disproportionately tall for its location- Appears to produce units smaller than the national space standards of 50 sq. m.- Loss of amenity space at rear- Need for noise attenuation measures for the front bedrooms/units- The application refers to planting but it is not clear how this can be provided- Inadequate parking – should be 15 spaces not 3- No electric vehicle charging points shown- Should be 9 cycle spaces not 6- Lack of any renewable energy statement within the application- No waste storage arrangements described- The fire escape for the Staples, Green Lane appears to be compromised by the plans
	Meeting closed at 7.25pm

Signed

Date