

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 4th MAY 2022

Councillors Present : Cllr Martyn York (Chair)
Cllrs Alexander Evelyn, Emily Fedorowycz, Clark Mitchell,
Anup Pandey, Craig Skinner, James Towns, Keli Watts

Officers Present : Martin Hammond, Town Clerk

One member of the public present.

Item Number	Description
PC21/72	Apologies Apologies for absence were received from Cllr Daniel Perrett
PC21/73	Declarations of Interest Cllr Evelyn declared a pecuniary interest in item NK/2022/0098, as he was a neighbour to the application site, and left the meeting whilst it was discussed. Cllr Towns declared a pecuniary interest in application NK/2022/0221 as he was an occupier of the building, and left the meeting whilst it was discussed.
PC21/74	Minutes The minutes of the meeting held on 6 th April 2022 were approved and signed by the chair as a correct record
PC21/75	Public Session Mr John Padwick had asked to speak on the information item PC21/81 below.
PC21/76	Record of Planning Decisions by NNC April to June 2022 This report was noted. The clerk verbally updated the list.
PC21/77	Appeal against refusal of planning approval, Hogs Head site, Kettering Members were notified of an appeal in relation to application NK/2021/0692 . It was agreed that the clerk would write to the planning inspectorate setting out the Council's opposition to the proposed development.

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<p>PC21/78</p>	<p>Local Development Order, Kettering General Hospital</p> <p>Members were advised of the proposed local development order covering the whole of the KGH site, which would enable the Hospital Trust to implement physical changes to their site in accordance with a development plan, without the need to seek planning consent in each case.</p> <p>RESOLVED that the LDO as set out be supported, but that additional commentary be provided to the planning authority as follows:-</p> <ul style="list-style-type: none">- The Hospital should ensure that the total provision of parking on site should not be reduced during any of the development phases without finding adequate off site alternatives- The protected green space to the south west of the site should remain open for community use throughout- The LDO should encourage a high degree of sustainable development, and the re-use of materials already on site
<p>PC21/79</p>	<p>Re-notifications</p> <p>NK/2021/0762 Former Billson Steel Site, Sackville St.</p> <p>It was not entirely clear what had changed since the last meeting, so it was resolved that the earlier comments should be re-iterated</p> <p>NK/2021/0892 Poplars Farm Road (land between 30 and 34), Kettering</p> <p>The Committee supported comments by the highways authority about the size of the garage and by neighbours about the ridge height of the building.</p> <p>Any consent should be conditioned to achieve high insulation standards, and low carbon energy measures</p> <p>NK/2022/0098 Phase 4, Westhill (land at), Kettering</p> <p>Members noted the observations made by the developer about the Town Council's last set of comments, and made the point that the under provision of parking for each unit would in fact lead to a more car dominated development as residents would leave their cars on street in ways which blocked movement by</p>

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	<p>pedestrians and caused ongoing environmental damage to verges, highways and planting.</p> <p>The minor changes made to the application, such as the retention of planting on the south eastern corner of the development were noted and supported. However, the development continues to fail on all the points made in the Council's previous submission, so the Council's objection is maintained.</p> <p>In addition, the Council remained concerned that too many units were relying on one point of access and egress.</p> <p>NK/2021/0989 119 Rockingham Rd, Kettering</p> <p>The Council supports the environmental health officer comments about noise and the need for better sound proofing and insulation. The Council assumes that the planning authority has now been satisfied about the quality of the parking beat survey and if not, should address this.</p> <p>Members also noted the response the Clerk had made in respect of a renotification in relation to NK/2022/0016 (and 0017) Unit 2 Green Lane, Kettering</p>
PC21/80	<p>New planning Applications</p> <p>NK/2022/0221 80 Neale Ave Kettering</p> <p>This application was supported. The development could be improved still further by the inclusion of solar panels, more diverse planting to encourage bio-diversity in the outside areas, and better insulation.</p> <p>NK/2022/0220 137 Wellington St, Kettering</p> <p>The following comments on the proposal are made:-</p> <ul style="list-style-type: none">- The units are small and appear to be below 50 sq m space standard- There is no built in storage in the units- The internal arrangement which places the 1st floor kitchen / living room above the ground floor bedroom will lead to a loss of amenity / nuisance / sleep disturbance. It would be better if all bedrooms were away from the busy street frontage.- There is a need for a parking beat survey as there is already a great deal of stress on parking in the area

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	<ul style="list-style-type: none"> - The waste bins are shown located next to the bedroom windows, which is a health and a security risk - The site is actually 500m from a bus stop, not 100m as stated - The design and access statement does not demonstrate sufficient sustainable outcomes - Given the history of the buildings, any consent should condition the investigation and documentation of historic features in the building in advance of works. - Given the age of the building, it is more likely to need insulation improvements, which also should be conditioned <p>NK/2022/0224 24 Durban St (land adj)</p> <p>The Council notes that this application is similar to earlier ones to which the Council had objected. The new proposed building is an improvement on previous proposals, as it seeks to address some of the earlier concerns, but it is still quite overbearing given the size of the plot. A light survey is required to establish whether this will have a detrimental effect on neighbours.</p> <p>NK/2022/0227 147 Neale Ave Kettering</p> <p>NK/2022/0229 145 Neale Ave Kettering</p> <p>The Council supports the joint approach made for these semi-detached homes to address the concerns for the street scape of only one half of the building being re-surfaced. The proposed wall insulation is a good solution and should be encouraged more widely.</p>
<p>PC21/81</p>	<p>ITEM FOR INFORMATION Outline planning application Weekley Wood Lane – notification of consideration of KET/2020/0303 at NNC Area Planning Committee</p> <p>Members were notified that an item was going to the NNC Area Planning Committee on 5th May which sought to determine an outline planning application for development of land at Weekly Wood Lane. The area lay just outside the Town Council’s boundary, but impacted upon the town, and had originally been the subject of consultation prior to the Town Council’s creation. The Town Council was not being consulted on this application and members were advised that any comments could not properly be taken into account by the planning authority without delaying their determination.</p>

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	<p>Mr Padwick addressed the meeting, setting out his reasons why the application was not acceptable.</p> <p>RESOLVED that the Council should write to the LPA setting out its request that it should be fully consulted on future applications for this site as they will impact significantly on its residents.</p> <p>In relation to this site, up to date ecology studies are required to help assess applications in future.</p> <p>More widely, the LPA should give more prominence to its climate change obligations, as set out in its own corporate policies, in determining applications, and prioritise the incorporation of climate change outcomes into its planning policies.</p>
PC21/082	<p>Planning Enforcement and Planning Practice</p> <p>During and at the end of the meeting members made comments which the clerk was asked to convey to the planning authority as follows</p> <ul style="list-style-type: none">- Enforcement – there was concern, typified by the history of the Prince of Wales site in Kettering, that a lack of resource for enforcement work was impacting adversely on the reputation of the planning process and to the detriment of the townscape.- Renotification of revisions to planning applications – it was not always obvious what had changed within an application when re-notification took place, and the LPA was asked to highlight changes in future re-notifications- The need for consultation on major development proposals for sites which abut the Town Council's borders.
	Meeting closed at 8.20 pm

Signed

Date

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