

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 1st JUNE 2022

Councillors Present : Cllrs Alexander Evelyn, Emily Fedorowycz, Clark Mitchell,
Anup Pandey, James Towns, Keli Watts and Martyn York

Officers Present : Martin Hammond, Town Clerk

Also Present:- Mr Robert Dixon and Cllr Dez Dell

| Item Number | Description |
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| PC22/01 | Election of Chair It was moved by Cllr Bunday and seconded by Cllr York and RESOLVED that Cllr Craig Skinner be elected as the chair of the committee for the coming municipal year, subject to his acceptance. |
| PC22/02 | Appointment of Deputy Chair It was moved by Cllr Bunday and seconded by Cllr Evelyn and RESOLVED that Cllr Martyn York be elected as the deputy chair of the committee for the coming municipal year |
| PC22/03 | Apologies Cllr Skinner, for whom Cllr Bunday was acting as substitute |
| PC22/04 | Declarations of Interest Cllrs Fedorowycz and Towns declared a non pecuniary interest in application 2020/0121 as members of the Save Weekley Woods Campaign. Cllr York declared an interest as the parent of a student at Isebrook School (application NK/2021/0054) |
| PC22/05 | Minutes The minutes of the meeting held on 6 th April 2022 were approved and signed by the deputy chair as a correct record |
| PC22/06 | Public Session |

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| | <p>Mr Dixon and Cllr Dell both indicated they wished to speak on application 2020/KET/0121</p> |
| PC22/07 | <p>Record of Planning Decisions by NNC April to June 2022</p> <p>This report was noted.</p> |
| PC22/08 | <p>Re-notifications</p> <p>NK/2022/0147 Kettering South (land at) (Off A509 north of Isham).</p> <p>The Town Council wishes to see proper mitigation put in place for the loss of bio-diversity on site as a consequence of the development, which can be achieved through conditions.</p> <p>NK/2021/0766 8 Market Place, Kettering</p> <p>Agreed to repeat early comments and express some disquiet about the need for air-conditioning units within the development as these will generate noise and consume power.</p> <p>NK/2022/0174 32 Havelock St, Kettering - 1 new dwelling</p> <p>Agreed to maintain the Council's earlier objections. On the basis that the planning authority had already deemed the proposals not to be "over-development", then the Town Council's position is that some of the consequences of the proposals will have adverse effects on the environment and the living conditions of the residents – most notably that bin storage is unacceptable and the parking will be made even more difficult in this street.</p> <p>Members also noted the response the Clerk had made in respect of a renotification in relation to NK/2022/0112 - 53 Lawson Street (land adj), Kettering.</p> |
| PC22/09 | <p>New planning Applications</p> <p>NK/2022/0186 59-61 Bath Road, Kettering</p> <p>OBJECTION on grounds of over development</p> <ol style="list-style-type: none"> 1. The residential units are too small and below space standards 2. No outdoor amenity space for the residents |

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3. The need for the development to meet building regulations in respect of on-site renewables or heat pumps will give rise to an adverse visual impact as these have not been designed in and will need to be included subsequently
4. The noise and contamination issues arising from the development have not been properly addressed

The Council also supports the police comments about security. Bin storage arrangements need improving.

The Council would prefer a scheme which provided fewer units than the 8 proposed.

[KET/2020/0121](#) Weekley Wood Lane (land at) Kettering

Both Mr Dixon and Cllr Dell spoke against the application, as being premature and not in compliance with the core spatial strategy as well as attracting large numbers of objections.

Cllr Rowley also advised that the application was likely to be deferred pending the need for an up to date ecological assessment.

The committee concluded that the application is premature and not ready for determination, on the grounds that:-

1. The application is based in part on a 2017 ecological assessment for the site which is out of date. Eventual mitigation for the development cannot be properly assessed without an agreed baseline and the necessary benchmarks for mitigation which would flow from that.
2. The core spatial strategy (policy 36) requires that a masterplan for the whole of the allocated site has to be proposed, consulted up and agreed before detailed planning consent can be approved. This process has not been undertaken and needs to be.
3. Policy 26 of the Joint Core Strategy (decentralised energy) has not been addressed by the application; indeed the application is dismissive of the adopted policy.

The planning authority should ensure that mitigation for the development should be to include improved and accessible public open space within the site. The Council should also be seeking to encourage a more mixed development than one that relies entirely in logistics and distribution.

[NK/2022/0289](#) Lake Avenue Kettering

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It was proposed by Cllr Pandey and Agreed that the proposed location for this mast was not ideal and that it could usefully be relocated to stand alongside the footpath at the far side of the running track off Lake Avenue. This would be further away from residential areas, and would avoid impeding the line of a future cycle path along Lake Avenue as proposed within the emerging Local Cycling and Walking Infrastructure Plan (LCWIP). A further investment of streetlights near the new location would also send a positive message to local residents from the developers.

[NK/2022/0272](#) 165 Russell St, Kettering

The Council's comments are

- There is no sustainable design and energy statement
- There are no electric vehicle charging points
- There would be a loss of amenity garden from the development
- There should be some mitigation for the proposed removal of trees
- Parking issues will be exacerbated

[NK/2021/0404](#) Hanwood Park (Parcel FOS1), Cranford Rd (land off), Kettering.

The Council's comments are

- There is a need for cycle parking provision on site
- Absence of any lighting in the car park
- There should be a condition requiring the archaeology to be explored
- A better mix of trees should be planted
- There is no apparent renewable energy provision on site
- The marking out of pitches is potentially confusing
- Provision for netball on site is supported

[NK/2021/0054](#) Isebrook School, Eastleigh Road,

Application fully supported.

[NK/2022/0286](#) 7 Morley St, Kettering

The Council's comments are

- Need for clarity about bin provision – the seventh – new – unit does not appear to be catered for
- A parking beat survey is required for this area to inform the application

[NK/2022/0334](#) 28 Judith Rd, Kettering

The Council's comment are

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| | <ul style="list-style-type: none">- There is no sustainable design and energy statement- Access to the rear garden of no 28 appears to have been blocked off by this application. <p>NK/2022/0333 Stanier Retail Park (land at), Stanier Close, Northfield Avenue, Kettering</p> <p>The Council's comments are</p> <ul style="list-style-type: none">- It endorses the comments of the highway authority and believes that the proposal will cause highway congestion into and from Northfield Avenue on what is already a difficult junction.- There are no Electric vehicle charging points proposed.- Conditions should be imposed to achieve BREEAM standards- There should be a condition to mitigate for the ecological impact of the development. <p>NK/2022/0347 Hallwood Furniture, Beatrice Rd, Kettering</p> <p>The Council's comments are</p> <ul style="list-style-type: none">- It is not clear how big the 5 residential units are and therefore what parking needs they would generate- There is, anyway, no provision for visitor parking on site- The plans do not show electric vehicle charging points |
| | Meeting closed at 8.40pm |

Signed

Date