

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 6th JULY 2022

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

Officers Present : Martin Hammond, Town Clerk

No members of the public or press present

Item Number	Description
PC22/010	Apologies Apologies for absence were received from Cllrs Anup Pandey and Keli Watts.
PC22/011	Declarations of Interest None
PC22/012	Minutes The minutes of the meeting held on 1 st June 2022 were approved and signed by the chair as a correct record
PC22/013	Public Session None
PC22/014	Record of Planning Decisions by NNC April to June 2022 This report was noted.
PC22/015	Re-notifications KET/2020/0292 Grange Methodist Church Stamford Rd Full Planning Permission: Demolition of Methodist Church building and erection of 8 new dwellings Members supported this application and were keen to see this derelict and overgrown site redeveloped, but the application would benefit from:- <ul style="list-style-type: none">- The retention of the tree identified in the ecological report, or its replacement- Identifying covered cycle storage and electric vehicle charging points within the plans

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	<ul style="list-style-type: none">- Reflecting current building regulations in respect of heat pumps, solar panels
PC22/016	<p>Notification of Permitted Development Rights</p> <p>NK/2022/0350 KET20748 - St Marys Road, Kettering.</p> <p>Determination - telecommunications: Installation of 15m monopole supporting 6 no. antennas, 4 no. equipment cabinets and ancillary works</p> <p>Members were very concerned that this proposal would introduce an extremely prominent and highly visible intrusion into the area. The development would disrupt a green corridor of which this site was a part and stood close to and would in visual terms, overpower, existing residential properties.</p> <p>The committee were not convinced that there had been any consultation with neighbouring properties.</p> <p>The base of the mast should be more heavily planted to disguise the ground level impact .</p>
PC22/	<p>New planning Applications</p> <p>NK/2022/0405 Hill Street (land off), Kettering Full Planning Permission: 8 no. dwellings</p> <p>This proposal fails to address flood risks and does not describe how drainage can be achieved sustainably. It does not properly address</p> <ul style="list-style-type: none">- Security issues, as per the police response- Emergency and refuse vehicle access- Energy efficiency measures of any kind most notably heat pumps, solar panels, overheating mitigation,- Ventilation given that this is a noisy area likely to oblige people to keep their windows shut- Covered cycle parking- Electric vehicle charging points <p>There are no dimensions on the plans by which to judge room size.</p> <p>The noise survey is three years old and should be re-commissioned.</p> <p>There should be a better boundary treatment with the rear of the properties on Carlton St</p>

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	<p>NK/2022/0313 Workshop, 80 Havelock Street, Kettering s.73A Retrospective Application: Conversion of light industrial unit to 1 no. dwelling house</p> <p>OBJECTION the application should not be determined until the following issues have been addressed. At this point, the development represents an unsuitable conversion with the following shortcomings</p> <ul style="list-style-type: none">- Very poor escape in case of fire- Very small bedrooms (although no dimensions are provided to make an absolute judgement)- No garden or outdoor amenity space- No identifiable insulation measures have been proposed or introduced- No provision for cycle storage, refuse bins, electric vehicle charging points- No sustainable design or energy statements- No light assessment
PC22/018	<p>Development in Jobs Yard</p> <p>The clerk outlined the enforcement action that was being taken in respect of this development, from both a building control and safety perspective as well as from a planning one. The building needed to be made safe, and NNC were seeking injunctions from the courts to enable the problems caused to be resolved. In the meantime, Jobs Yard would be closed to all pedestrian and vehicle traffic.</p>
	Meeting closed at 7.55pm

Signed

Date