

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 3rd AUGUST 2022

Councillors Present : Cllr Martyn York (Deputy Chair) (In the Chair)
Cllrs Alexander Evelyn, Emily Fedorowycz, Anup Pandey,
James Towns, and Keli Watts

Officers Present : Martin Hammond, Town Clerk

No members of the public or press present

Item Number	Description
PC22/019	Apologies Apologies for absence were received from Cllrs Clark Mitchell and Craig Skinner
PC22/020	Declarations of Interest Cllr Watts declared a personal, non pecuniary interest in items 0303 and 0454 below
PC22/021	Minutes The minutes of the meeting held on 6 th July 2022 were approved and signed by the chair as a correct record
PC22/022	Public Session None
PC22/023	Record of Planning Decisions by NNC July to September 2022 This report was noted.
PC22/024	Notification of appeals <u>NK/2021/0261</u> 25 Montagu Street, Kettering <i>Full Planning Permission: Conversion of club into 15 no. apartments</i> <u>NK/2022/0172</u> 2 Langley Way, Kettering <i>Full Planning Permission: Subdivision of bungalow to create 2 no. dwellings</i> Members noted both appeals and determined there was no further submissions that they needed to make.

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<p>PC22/025</p>	<p>Re-notifications and re-submissions</p> <p><u>NK/2022/0445</u> <i>Lake Avenue (land off), Kettering</i> <i>Determination - telecommunications: 15m phase 8 monopole, C/W wraparound cabinet, 3 no. additional equipment cabinets and associated works</i></p> <p>It was agreed that the Council's comments made about the earlier application remained valid; although the new mast site had been moved off the pathway, it was still likely to be too prominent in the landscape and too close to some houses; it could be moved to the eastern end of the box marked on figure 4 of the site specific supplementary statement – statement P.</p> <p><u>NK/2022/0333</u> <i>Stanier Retail Park (land at), Stanier Close, Northfield Avenue, Kettering</i> <i>Full Planning Permission: Erection of a drive through cafe/restaurant with car parking, landscaping, external seating and associated works</i></p> <p>The Committee remained concerned about the ability of this site to accommodate the proposed development. Whilst the parking had been amended to include electric vehicle charging points, this had had an adverse effect on the disabled parking provision. The proposed traffic flows on site did not appear to be workable and there was no safe pedestrian route from the car park to the café building or the outside seating area.</p> <p>Overall car parking, if it is to accommodate staff and customers, appeared inadequate, there is insufficient cycle parking and, more critically, there would be too much pressure put on the junction with Northfield Avenue by the extra traffic generated by the development. The Town Council feels that much more work is required to make the application acceptable in terms of traffic, vehicle and pedestrian movements and overall parking provision.</p>
<p>PC22/026</p>	<p>Listed Building applications</p> <p><u>NK/2022/0414</u> <i>Kettering Library, Sheep Street, Kettering</i> <i>Application for Listed Building Consent: Removal of glazed doors to be replaced with plasterboard wall and doors. Removal of partition wall.</i></p> <p>Application supported.</p>

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<p>PC22/027</p>	<p>New planning Applications</p> <p><u>NK/2022/0303</u> <i>Kettering Sea Cadet Unit, London Road Kettering Single storey rear extension</i></p> <p>This application was supported, with the following additional comments:-</p> <ul style="list-style-type: none"> - It was not clear how the development could utilise sustainable drainage solutions within it – the comments on drainage was unclear. - There is no sustainable design statement - More effort should be expended to ensure bio-diversity net gain on the site; for example a seeded, green roof would be appropriate. <p><u>NK/2022/0425</u> <i>3 London Road, Kettering</i> <i>Full Planning Permission: Three storey rear extension, rear extension to floors one and two, conversion of two storey detached garage and ground floor to create 4 no. one bedroom and 2 no. two bedroom apartments</i></p> <p>Objection.</p> <ul style="list-style-type: none"> - This application was unclear it that it appears that 7 apartments are being created rather than the five described. - Insufficient on site parking with no possibility of on road parking near this busy junction. - No electric vehicle charging points - No renewal energy statement - No planting details or clarity about bio-diversity enhancement - Concern that units are too small - Access to waste bins difficult <p><u>NK/2022/0426</u> <i>4 Pinewood Close (land adj.), Kettering</i> <i>Full Planning Permission: 1 no. bungalow.</i></p> <p>The Council's comments are</p> <ul style="list-style-type: none"> - No electric vehicle charging points - No sustainable drainage statement - No cycle storage described - The application requires the submission of a sustainable design and energy statement and does not describe low carbon energy methods (eg heat pumps or solar panels) which might impact on the overall appearance of the development.
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	<ul style="list-style-type: none">- Whilst the plans show a great deal of planting it is not clear what is to be retained and therefore what the biodiversity net gain for the site is. <p><u>NK/2022/0450</u> 137 Wellington Street, Kettering <i>Full Planning Permission: Change of use of outbuilding to 2 no. flats.</i></p> <p>Objection. Whilst this application is an improvement in design and layout over the previous one for this site, the Council is still concerned about the loss of a family sized home, and the impact of the proposal on parking in the area. The proposal still feels like an overdevelopment of the site. There needs to be a parking survey which should be completed and produce a satisfactory result before determination.</p> <p><u>NK/2022/0454</u> 175 Beatrice Road (land adj), Kettering <i>Full Planning Permission: 5 no. one bedroom apartments.</i></p> <p>The application is supported, and the sustainable design features within it applauded, but there are the following additional comments:-</p> <ul style="list-style-type: none">- Clarification about the combined heat and power unit, as not requiring gas, as it potentially will- Mitigation for noise generated by the combined heat and power system needs to be described- There is a bathroom window into the plant room – is this a mistake?- Fire and Rescue comments are required about means of escape and emergency vehicle access to the site.
	Meeting closed at 7.57 pm

Signed

Date